

LOT 19 COLUMBIA ACRES S/D.
464 807, DC 757-334, WD 1092-270

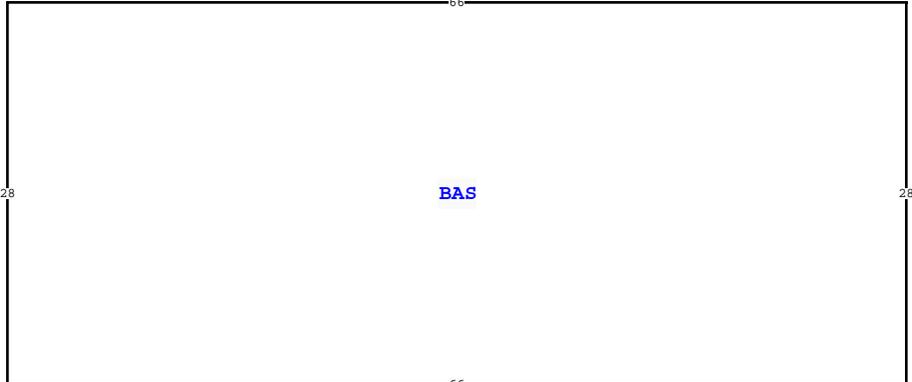
BURNS DOUGLAS PAUL JR
12440 SW 1ST ST
PLANTATION, FL 33325

2026

17-7S-17-10012-019


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural Units	01 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,848	115.5000	108.57	200,637	1991	1991	0	0	45.00	55.00		
1 MANUF 1 0% - 2024 Heated Area: 1848 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	110,350			
TOTAL MARKET OB/XF VALUE	8,450			
TOTAL LAND VALUE - MARKET	55,000			
TOTAL MARKET VALUE	173,800			
SOH/AGL Deduction	0			
ASSESSED VALUE	173,800			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	173,800			
TOTAL JUST VALUE	173,800			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	173,800			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	110,350
TOTALS	1,848			1,848	110,350

NEIGHBORHOOD/LOC		17717.010 1.00/	
341 SW FORTUNE WAY, FORT WHITE			
BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24884	SFR	881	08/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/2316	6/23/2021	LE U	I	I	14	100
GRANTOR: ORR JAYNE						
GRANTEE: BURNS DOUGLAS PAUL						
1092/2707	8/09/2006	WD Q	I			147,500
GRANTOR: AGNES LAUSTRA						
GRANTEE: JAYNE ORR						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF				8,450						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S28 E66 N28\$.