LOT 81 & S 1/2 OF LOT 82 THREE R
UNIT 11.

COPELAND RODNEY W/COPELAND DOROTHY L
260 SW WAHINGTON AVE
FORT WHITE, FL 32038

2025

00-00-00-00862-006

BUILDING CHARACTERISTICS

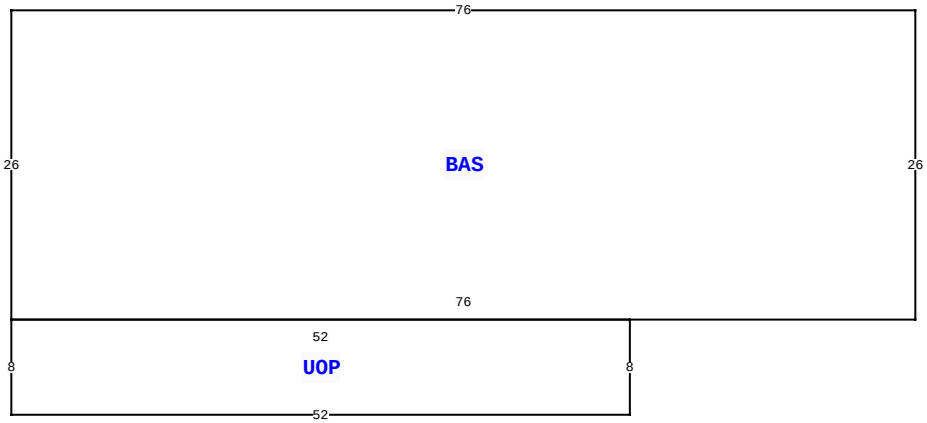
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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
NEIGHBORHOOD/LOC	100000.11	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	118,407
UOP	416	25		104	6,232
TOTALS	2,392			2,080	124,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,080	115.9000	108.95	226,616	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 1976 HX Base Yr 2014



260 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,639
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		174,139
SOH/AGL Deduction		98,125
ASSESSED VALUE		76,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,292
TOTAL JUST VALUE		174,139
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,849

SALE:2:1: WD REPLACING AGREEMENT OF EARLIER YEARS

SALE:1:1: LOT 81 UNIT 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22457	M H	447	11/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/0428	12/03/2013	WD	Q	I	01	73,000

GRANTOR: WILLIAM R & SANDRA L

GRANTEE: RODNEY W & DOROTHY

1187/1700	1/19/2010	WD	U	V	11	100

GRANTOR: SUMMERLIN

GRANTEE: BRETZIUS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 UOP= S8 E52 N8 W52$ E76 N26$.

EXTRA FEATURES

LN	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0210	GARAGE U	0	100	30	26	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 13,500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	100		A-1	0.00	0.00	1.50	LT		1.00	1.00	1.20	20,000.00	24,000.00	36,000							

REVIEW DATE 01/12/2016 BY DF Total Acres: 1.35 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/13/2025 BY SYS