LOTS 3, 4, 5 & 6 UNIT 17 THREE R
PB 926-2325, 938-2311, 960-58, 1

THOMASSON CHRISTINE M
854 SW CENTRAL TER
FORT WHITE, FL 32038

2026

00-00-00-00936-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

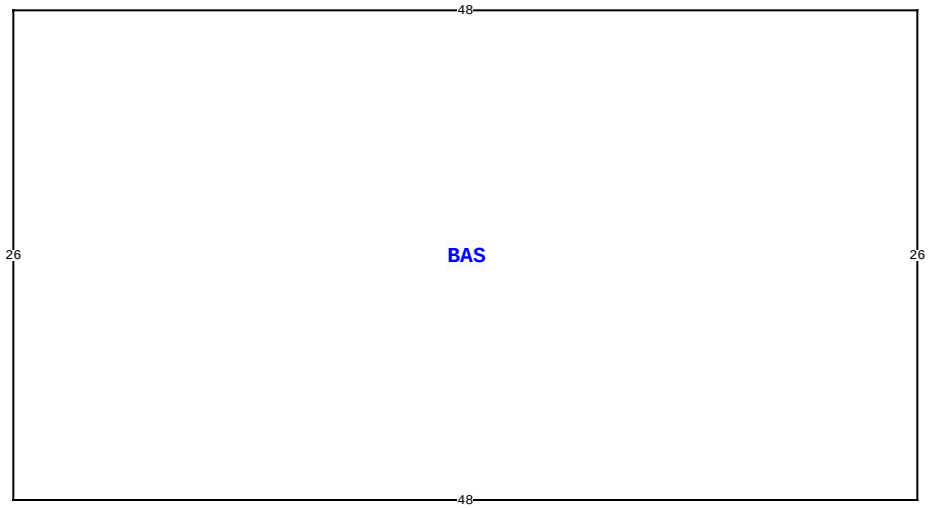
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.17	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	85,999
TOTALS	1,248			1,248	85,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	133.2850	125.29	156,362	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2016 Heated Area: 1248 HX Base Yr 2016



854 SW CENTRAL TER, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,999
TOTAL MARKET OB/XF VALUE		34,060
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		181,259
SOH/AGL Deduction		80,369
ASSESSED VALUE		100,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,168
TOTAL JUST VALUE		181,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,259

XFOB:3:1: GUEST COTTAGE WITH BATH AND KITCHENETTE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051364	Electrical Servic	0	11/01/2024
000041813	Roof Replacement	8,296	04/27/2021
23407	M H	0	07/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0570	6/25/2015	WD	Q	I	01	110,000
GRANTOR: THOMAS A & ROXANNE P						
GRANTEE: CHRISTINE M THOMASS						
1008/1673	2/27/2004	WD	Q	V		40,000
GRANTOR: KARIN DECK						
GRANTEE: THOMAS A & ROXANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 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	0070	CARPORT UF	0	100	18	25	450.00	UT	2.00	2.00	100	2005	2005	3	100	900	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	5.00	5.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0294	SHED WOOD/	0	100	12	20	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
5	0210	GARAGE U	0	100	20	18	360.00	UT	16.00	16.00	100	2015	2015	3	100	5,760	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
7	0261	PRCH, UOP	0	100	8	8	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
8	9910	RV SITE/RE	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	2015	2015	3	100	6,000	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 34,060

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	400.00	400.00	4.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	61,200							

REVIEW DATE 01/31/2025 BY TW Total Acres: 3.67 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 09/12/2025 BY SYS