LOT 8 BLOCK 3 UNIT 23 THREE RIVE
694-209, 710-449, DC 858-1519, P

STANFORD SHARON J
552 SW ONTARIO TER
FORT WHITE, FL 32038

2026

00-00-00-01437-208

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

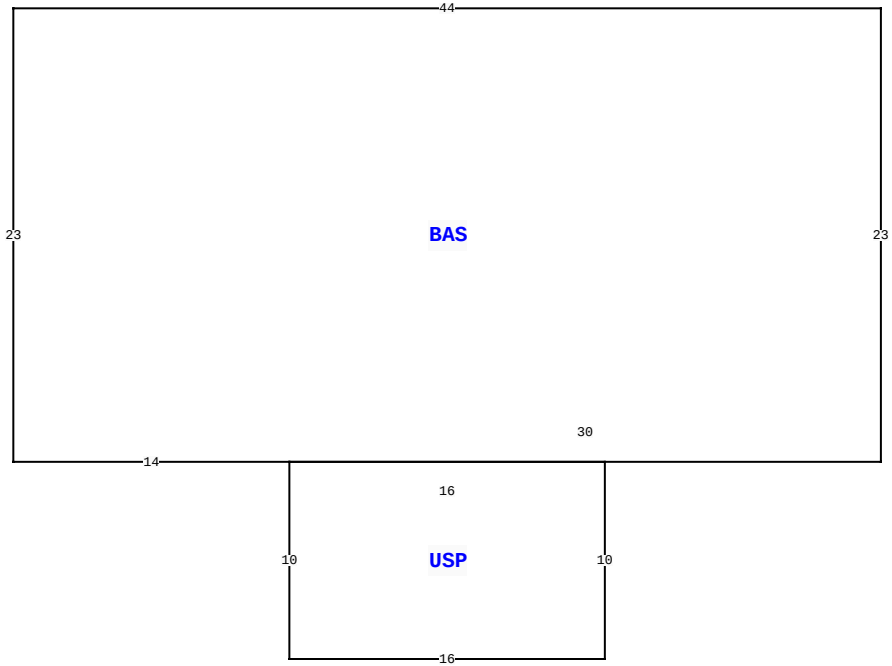
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 100000.23 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	62,846
USP	160	35		56	3,478
TOTALS	1,172			1,068	66,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,068	113.9000	107.07	114,351	2008	2008	0	0	0	42.00	58.00

2 MANUF 1 100% - 2022 Heated Area: 1012 HX Base Yr 2022



552 SW ONTARIO TER, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		66,324
TOTAL MARKET OB/XF VALUE		11,400
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		95,724
SOH/AGL Deduction		12,959
ASSESSED VALUE		82,765
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,043
TOTAL JUST VALUE		95,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,154

XFOB:1:1: TWIN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26538	M H	275	12/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/332	11/15/2021	WD	Q	I	01	105,000
GRANTOR: EPPENSTEIN JOSEPH E						
GRANTEE: STANFORD SHARON J						
1035/2571	1/20/2005	WD	Q	I		20,000
GRANTOR: BYNUM						
GRANTEE: EPPENSTEIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S23 E14 E30 N23 $
USP=[ORIG=-30,23] S10 E16 N10 W16 $
.

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	0296	SHED METAL	0	100	10	20	200.00	UT	12.00	12.00	100	2006	2006	3	100	2,400	
2	0081	DECKING WI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	100.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/02/2021 BY CP Total Acres: 0.78 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 10/16/2025 BY SYS