LOT 21 BLOCK 4 UNIT 23 THREE RIV
818-1514, 947-369, 971-444, QC 1

WARD MANDY JOLENE
430 SW UTAH ST
FT WHITE, FL 32038

2025

00-00-00-01438-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

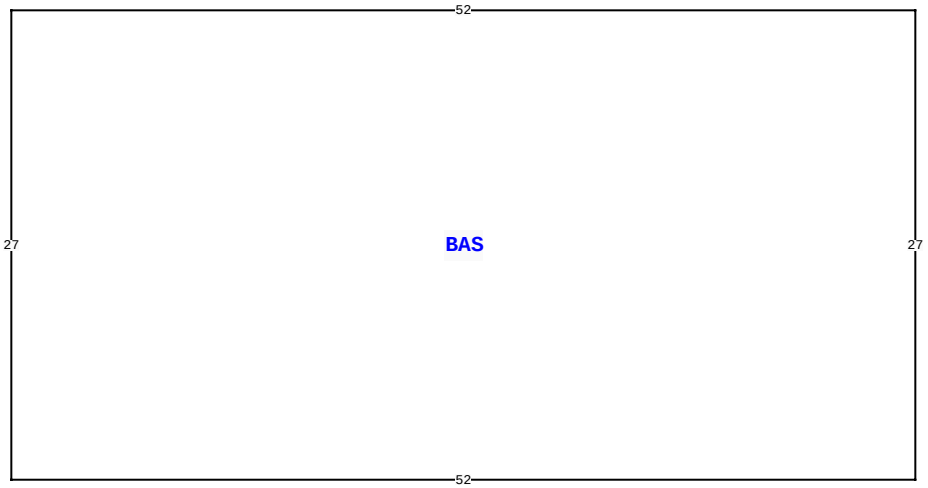
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.23	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	95,019
TOTALS	1,404			1,404	95,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	130.9000	123.05	172,762	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2022 Heated Area: 1404 HX Base Yr 2022



430 SW UTAH ST, 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		95,019
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		123,219
SOH/AGL Deduction		34,698
ASSESSED VALUE		88,521
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,799
TOTAL JUST VALUE		123,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20281	M H	125	12/30/2002
18994	TR/TRAILER	75	11/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/2479	10/07/2021	WD	Q	I	01	108,000
GRANTOR: SWEETAPPLE JOAN M						
GRANTEE: WARD MANDY JOLENE						
1150/0902	4/25/2008	WD	Q	I	06	100
GRANTOR: ERIC J SWEETAPPLE						
GRANTEE: JOAN M SWEETAPPLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	500.00	100	2022	2021		100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2022	2021		100	1,000	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,200

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	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 11/17/2021 BY CP Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/01/2025 BY SYS