FORT WHITE: BLOCKS 103, 104, 105
BLOCK 114.

DUREN DAVID W
55070 BIRCH COURT
CALLAHAN, FL 32011

2025

00-00-00-14462-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

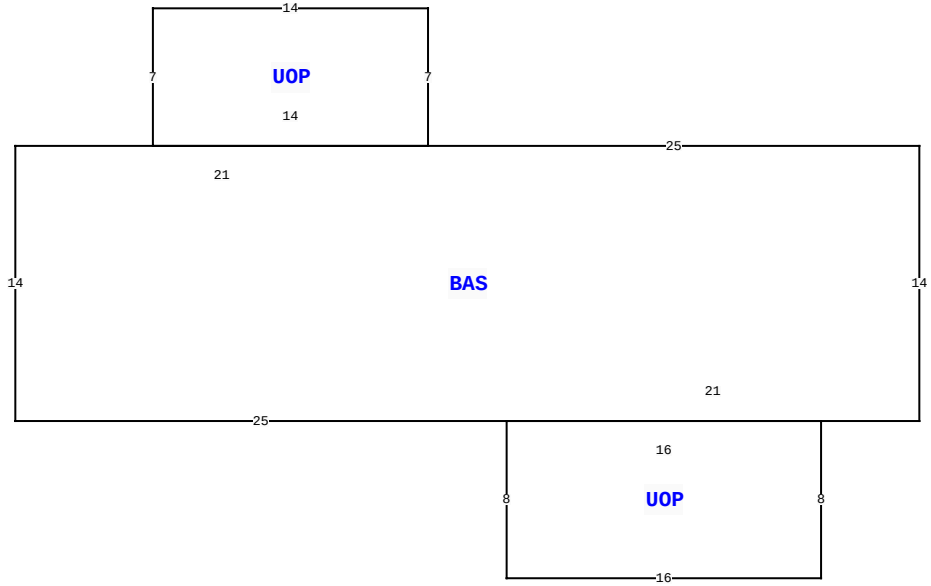
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	14,176
UOP	98	25		24	528
UOP	128	25		32	704
TOTALS	870			700	15,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	700	91.7100	55.03	38,521	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr



18586 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	15,408
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	8,712
TOTAL MARKET VALUE	31,120
SOH/AGL Deduction	5,579
ASSESSED VALUE	25,541
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,541
TOTAL JUST VALUE	31,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,070

SALE:1:1: $.70 STAMPS

LAND:1:1: NEXT TO OLD DUMP, POOR SITE & ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8175	M H	125	01/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1157/2055	8/26/2008	WD	Q	I	01	100
GRANTOR: SUSAN S DUREN						
GRANTEE: DAVID W DUREN						
1077/2758	3/14/2006	WD	Q	V	06	18,500
GRANTOR: MAE WILLYE POLHILL DU						
GRANTEE: DAVID W & SUSAN S D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N7 W14 S7 E14$W21 S14 E25 UOP= S8 E16 N8 W16$ E21 N14$.

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	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 7,000

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	0102	C	SFR/MH	0		00	0.00	0.00	4.10	AC		1.00	1.00	0.25	8,500.00	2,125.00	8,712							

REVIEW DATE 06/18/2015 BY DF Total Acres: 4.10 Total Land Value: 8,712 Market: 0 Agricultural: 0 Common: 8,712 PRINTED 08/22/2025 BY SYS