FORT WHITE: BLOCK 87.

795-1317, 851-1488, 853-881,

HOLLAND SANDRA
154 SW FORSYTHE AVE
FT WHITE, FL 32038

2025

00-00-00-14463-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

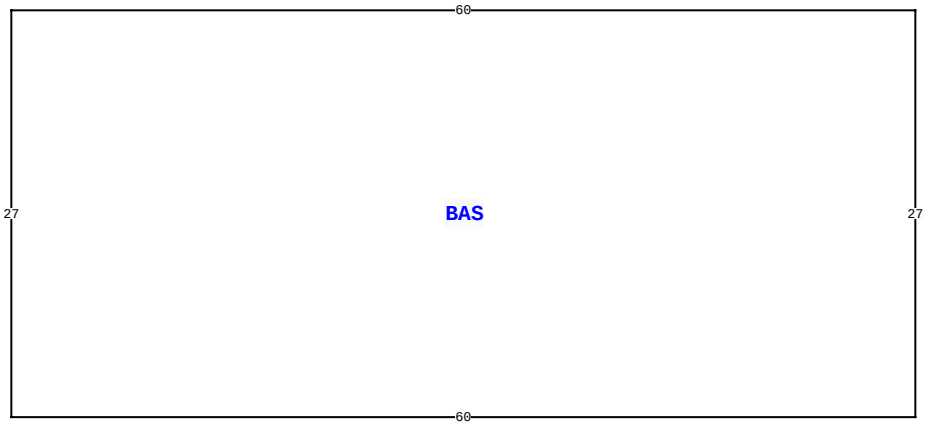
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	44,284
TOTALS	1,620			1,620	44,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.9000	68.34	110,711	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1620 HX Base Yr 1998



154 SW FORSYTHE AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		44,284
TOTAL MARKET OB/XF VALUE		14,400
TOTAL LAND VALUE - MARKET		17,424
TOTAL MARKET VALUE		76,108
SOH/AGL Deduction		27,284
ASSESSED VALUE		48,824
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		23,824
TOTAL JUST VALUE		76,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		67,341

SALE:2:1: LOT 87 FORT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13623	M H	125	02/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/0881	2/04/1995	QC	Q	V	01	0
GRANTOR: ERNEST AKINS						
GRANTEE: SANDRA HOLLAND						
0795/1317	9/10/1994	CD	U	V	13	5,000
GRANTOR: JOEL S NIBLACK						
GRANTEE: ERNEST AKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	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 14,400

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		00	0.00	0.00	21,780.00	SF		1.00	1.00	0.50	0.80	0.40	8,712							
2	9900	C	AC NON-AG	0			0.00	0.00	21,780.00	SF		1.00	1.00	0.50	0.80	0.40	8,712							

REVIEW DATE 06/18/2015 BY DF Total Acres: 1.00 Total Land Value: 17,424 Market: 0 Agricultural: 0 Common: 17,424 PRINTED 08/22/2025 BY SYS