LOTS 9 & 10, BLOCK 4 WILSON SPRI
PHASE 1-B: LOT 9 BLOCK 4 WILSON
COMMUNITY PHASE 1-B: COMM AT NE

HALL AMANDA
290 SW ROSE LN
FORT WHITE, FL 32038

2026

01-7S-15-04149-409

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

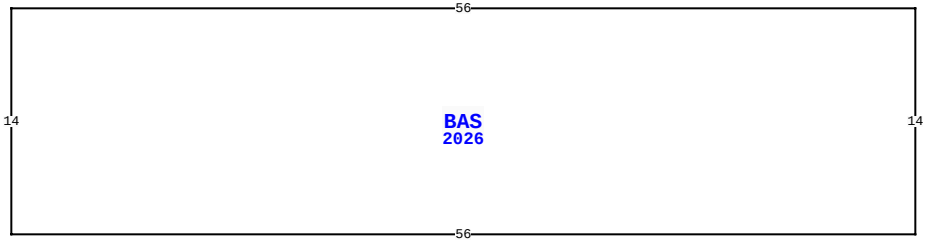
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 6716.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2026	784	85,576
TOTALS	784			784	85,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	784	112.5000	111.38	87,322	2024	2024	0	0	0	2.00	98.00

2 MANUF 2 0% - 2026 Heated Area: 784 HX Base Yr



290 SW ROSE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,576
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	106,576
SOH/AGL Deduction	0
ASSESSED VALUE	106,576
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,576
TOTAL JUST VALUE	106,576
NCON VALUE	85,576
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052107	Mobile Home		10/30/2025
000051731	Right-of-Way Acce		12/06/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/764	11/13/2025	WD	Q	I	01	133,000
GRANTOR: MUCKLE RICHARD						
GRANTEE: HALL AMANDA						
1394/1423	9/04/2019	WD	Q	I	01	25,000
GRANTOR: WORTH W MCMAINS JR &						
GRANTEE: RICHARD & ROSEANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,17] E56 S14 W56 N14 $
.

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 04/22/2025 BY randall Total Acres: 0.46 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/20/2025 BY SYS