LOTS 14, 15 & 16, BLOCK 4 WILSON
COMMUNITY PHASE 1-B:
LOT 14 BLOCK 4 WILSON SPRINGS CO

HART JAN
273 SW MONUMENT LN
FORT WHITE, FL 32038-4972

2026

01-7S-15-04149-414

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

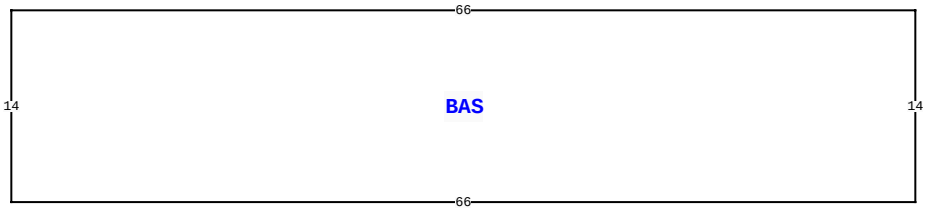
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	924	100		924	56,370
TOTALS	924			924	56,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	118.0000	110.92	102,490	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 924 HX Base Yr 2022



273 SW MONUMENT LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,370
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		84,370
SOH/AGL Deduction		23,493
ASSESSED VALUE		60,877
TOTAL EXEMPTION VALUE	HX HB	35,877
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		84,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41191	M H		01/21/2021
38126	PUMP/UTPOL	50	05/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1419/1515	9/15/2020	WD	U	V	11	100
GRANTOR: JUSTIN TOUCHSTONE						
GRANTEE: JAN HART						
1415/0167	7/10/2020	WD	P	V	98	30,000
GRANTOR: JUSTIN TOUCHSTONE						
GRANTEE: JAN HART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,13] E66 S14 W66 N14 $
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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	100	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	0200	C	MBL HM	100		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.50	14,000.00	7,000.00	21,000							

REVIEW DATE 02/24/2021 BY JB Total Acres: 1.23 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/20/2025 BY SYS