BEG 452.40 FT E OF NW COR OF SE1
867.60 FT TO NE COR OF SE1/4 OF
FT, W 867.60 FT, N 330 FT TO POB

GODWIN STELLA M
181 SW PRETENDER GLN
FORT WHITE, FL 32038

2026

03-7S-16-04118-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

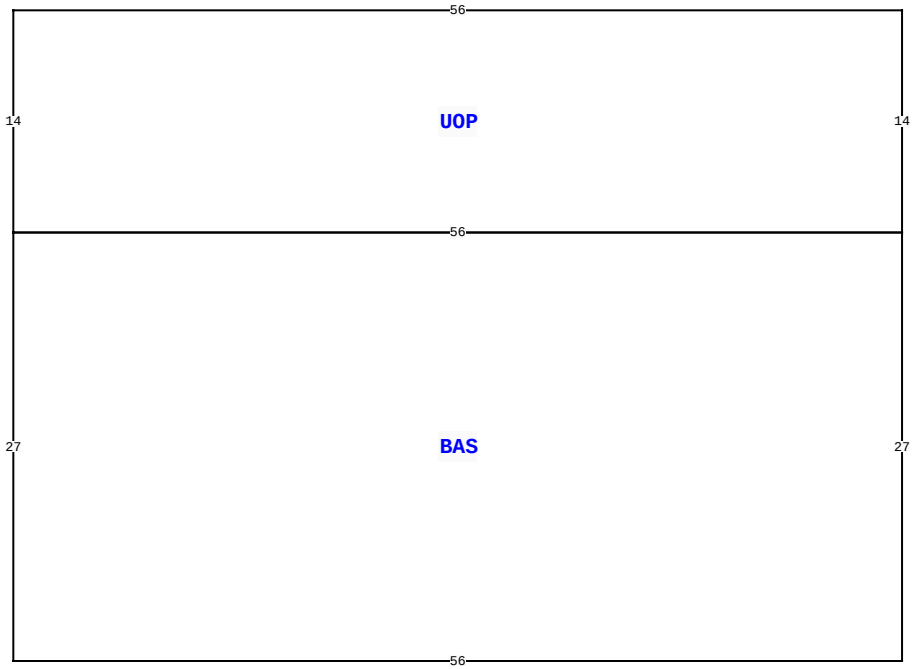
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	36,978
UOP	784	25		196	4,793
TOTALS	2,296			1,708	41,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,708	101.9000	61.14	104,427	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr



181 SW PRETENDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,771
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		65,800
TOTAL MARKET VALUE		115,571
SOH/AGL Deduction		63,407
ASSESSED VALUE		52,164
TOTAL EXEMPTION VALUE	HX HB WX	32,164
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		115,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,571

XFOB:1:1: CYPR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31865	MAINT/ALTR	50	04/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$ UOP= N14 W56 S14 E56$.

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	0021	BARN,FR AE	0	100	20	32	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	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 8,000

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	100		A-1	0.00	0.00	6.58	AC		1.00	1.00	1.00	10,000.00	10,000.00	65,800							

REVIEW DATE 06/18/2015 BY TW Total Acres: 6.58 Total Land Value: 65,800 Market: 0 Agricultural: 0 Common: 65,800 PRINTED 11/07/2025 BY SYS