COMM NW COR OF SE1/4 OF NE1/4, E 330 FT FOR POB, E 867.96 FT, S 3 FT, N 330 FT TO POB.

HUNTER ALLEN CURTIS
180 SW PRETENDER GLN
FORT WHITE, FL 32038

2026

03-7S-16-04118-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

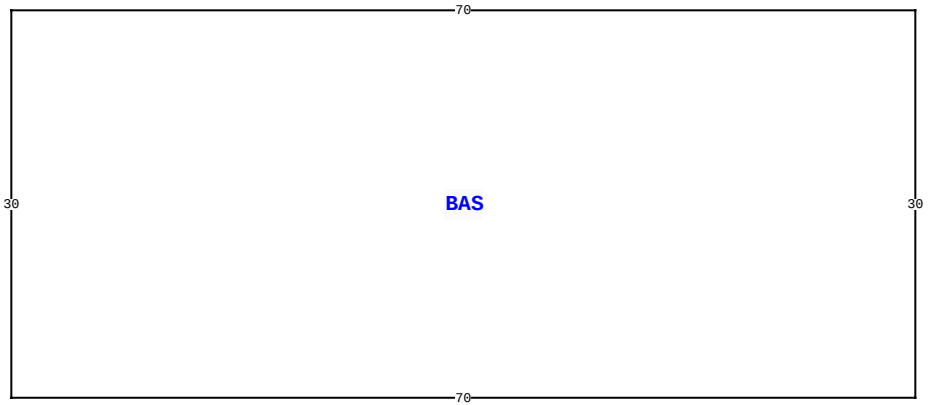
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2,100	100		2,100	128,009
TOTALS	2,100			2,100	128,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	117.9000	110.83	232,743	2006	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 0 Heated Area: 2100 HX Base Yr



180 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		128,009
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		66,400
TOTAL MARKET VALUE		204,209
SOH/AGL Deduction		98,893
ASSESSED VALUE		105,316
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,594
TOTAL JUST VALUE		204,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,209

BLDG:1:1: HERI MH

XFOB:1:1: HERI M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38608	MAINT/ALTR	75	09/13/2019
23817	M H	275	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0410/0120	8/01/1978	03	Q	V		8,400

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	0296	SHED METAL	0	100	12	20	240.00	UT	5.00	5.00	50	1993	1993	3	50	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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	6.64	AC		1.00	1.00	1.00	10,000.00	10,000.00	66,400							

REVIEW DATE 10/09/2019 BY RP Total Acres: 6.64 Total Land Value: 66,400 Market: 0 Agricultural: 0 Common: 66,400 PRINTED 11/07/2025 BY SYS