AKA LOT 9 NORTH ODOM ICHETUCK-NE
COMM SW COR, RUN E 851.83 FT, N
R/W HERLONG RD FOR POB, CONT N 7

MCABEE LAURA
7049 SW HERLONG ST
FORT WHITE, FL 32038

2026

05-6S-16-03777-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

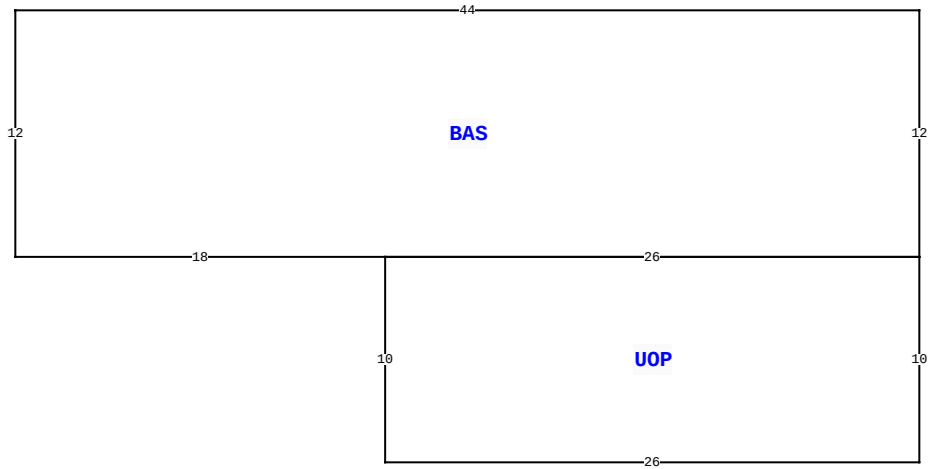
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 5616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	12,659
UOP	260	25		65	1,558
TOTALS	788			593	14,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	593	99.9000	59.94	35,544	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 528 HX Base Yr



7049 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,218
TOTAL MARKET OB/XF VALUE	12,920
TOTAL LAND VALUE - MARKET	66,000
TOTAL MARKET VALUE	93,138
SOH/AGL Deduction	0
ASSESSED VALUE	93,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,138
TOTAL JUST VALUE	93,138
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	93,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044474	Electrical Servic	0	05/18/2022
13510	M H	125	01/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2431	7/24/2024	QC	U	I	11	100
GRANTOR: CONWAY CAROLE M						
GRANTEE: MCABEE LAURA						
1519/2429	7/24/2024	QC	U	I	11	100
GRANTOR: WHITE TERI LEE						
GRANTEE: CONWAY CAROLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S12 E18 UOP= S10 E26 N10 W26$ E26 N12$.

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	0	10	16	160.00	UT	12.00	12.00	100	2008	2008	3	100	1,920	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,920

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	5.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 06/13/2022 BY JB Total Acres: 6.60 Total Land Value: 66,000 Market: 0 Agricultural: 0 Common: 66,000 PRINTED 11/19/2025 BY SYS