COMM AT SE COR OF SEC, RUN W 561
N 308.25 FT FOR POB, CONT N 272.
WEST 755.69 FT, S 272.50 FT, EAS

HUTCHINSON BOBBIE
156 SW COLES CT
FORT WHITE, FL 32038

2026

06-7S-16-04145-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

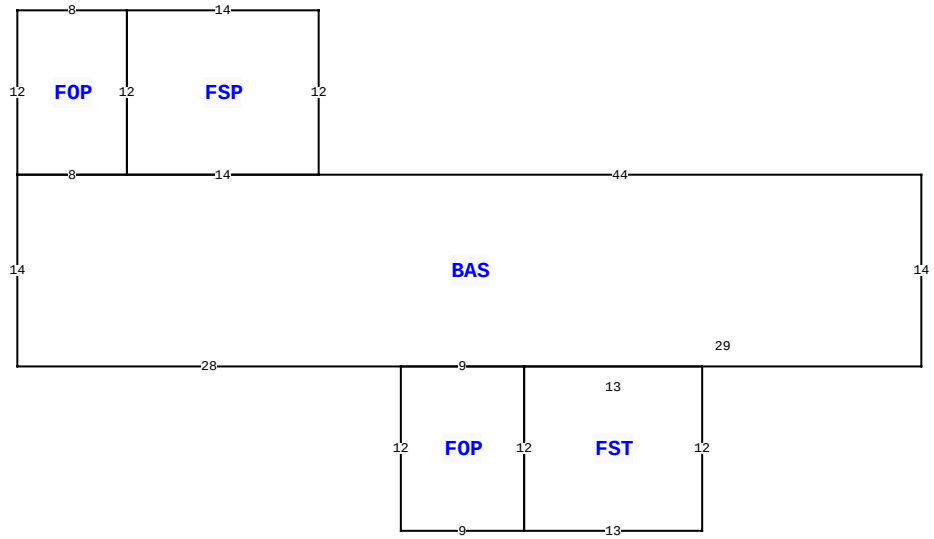
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,345
FOP	96	35		34	638
FOP	108	35		38	713
FSP	168	40		67	1,258
FST	156	55		86	1,614
TOTALS	1,452			1,149	21,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,149	78.2100	46.93	53,923	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 924 HX Base Yr 1995



156 SW COLES CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,569
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		29,988
TOTAL MARKET VALUE		59,057
SOH/AGL Deduction		23,995
ASSESSED VALUE		35,062
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		5,062
TOTAL JUST VALUE		59,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,057

SALE:1:1: 4.73 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0803	8/09/2018	QC	U	I	11	0
GRANTOR: BOBBIE J HUTCHISON &						
GRANTEE: BOBBIE J HUTCHISON						
1342/0258	8/04/2017	QC	U	I	11	100
GRANTOR: BOBBIE J SPARROW, BOB						
GRANTEE: B SPARROW, BOBBIE H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= N12 W14 S12 E14$ W14 FOP= N12 W8 S12 E8$ W8 S14 E28 FOP= S12 E9 N12 W9$ E9 FST= S12 E13 N12 W13$ E29 N14$.

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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
3	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 7,500

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		00	0.00	0.00	2.38	AC		1.00	1.00	0.90	14,000.00	12,600.00	29,988							

REVIEW DATE 06/23/2015 BY TW Total Acres: 2.38 Total Land Value: 29,988 Market: 0 Agricultural: 0 Common: 29,988 PRINTED 11/06/2025 BY SYS