

COMM SE COR SEC, N 2569.59 FT, N
LINE OF S1/2 OF NE1/4 & POB, W 1
OF 150 FT POWER LINE EMST, S 33

WEIDNER JODY/WEIDNER SCOTT
731 SW COLES CT
FORT WHITE, FL 32038-4967

2026

06-7S-16-04145-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 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		02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	86,509
UOP	200	25		50	3,755
TOTALS	1,352			1,202	90,264

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0264	PRCH,FSP	0	100	16	20		320.00	UT 16.00	75	1997
2	0261	PRCH, UOP	0	100	5	20		100.00	UT 6.50	100	1997
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100
7	0020	BARN,FR	0	100	0	0		1.00	UT 0.00	0.00	100
8	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.72	AC	1.00

REVIEW DATE 10/13/2023 BY TP

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,202	122.9000	115.53	138,867	1997	2010	0	0	0 35.00	65.00
1 MANUF 1 100% - 2024 Heated Area: 1152 HX Base Yr 2024											
BAS UOP											
731 SW COLES CT, FORT WHITE											

TOTAL OB/XF 23,840											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0264	PRCH,FSP	0	100	16	20		320.00	UT 16.00	75	1997
2	0261	PRCH, UOP	0	100	5	20		100.00	UT 6.50	100	1997
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100
5	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100
6	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100
7	0020	BARN,FR	0	100	0	0		1.00	UT 0.00	0.00	100
8	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100

TOTAL OB/XF 23,840											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.72	AC	1.00

Total Acres: 10.72 Total Land Value: 101,840 Market: 0 Agricultural: 0 Common: 101,840

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,264	
TOTAL MARKET OB/XF VALUE		23,840	
TOTAL LAND VALUE - MARKET		101,840	
TOTAL MARKET VALUE		215,944	
SOH/AGL Deduction		120,219	
ASSESSED VALUE		95,725	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		45,003	
TOTAL JUST VALUE		215,944	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053874	Electrical Servic		08/20/2025
000052901	Electrical Servic		04/16/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1498/1678	9/08/2023	WD	Q	I	01
GRANTOR: SIMMONS ROBERT EARL					
GRANTEE: WEIDNER JODY					
1406/1518	10/02/2019	WD	U	V	37
GRANTOR: PAULA KRAFT					
GRANTEE: ROBERT EARL & JOANN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 S24 E13 UOP= S10 E20 N10 W20\$ E35 N24\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 11/07/2025 BY SYS