COMM SE COR, RUN W 1316.24 FT, N
FOR POB, RUN W 645.07 FT, N 649.
OF A 60 FT EASEMENT, RUN E 725 F

LUCAS LORIE
822 SW COLES CT
FORT WHITE, FL 32038

2026

06-7S-16-04145-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

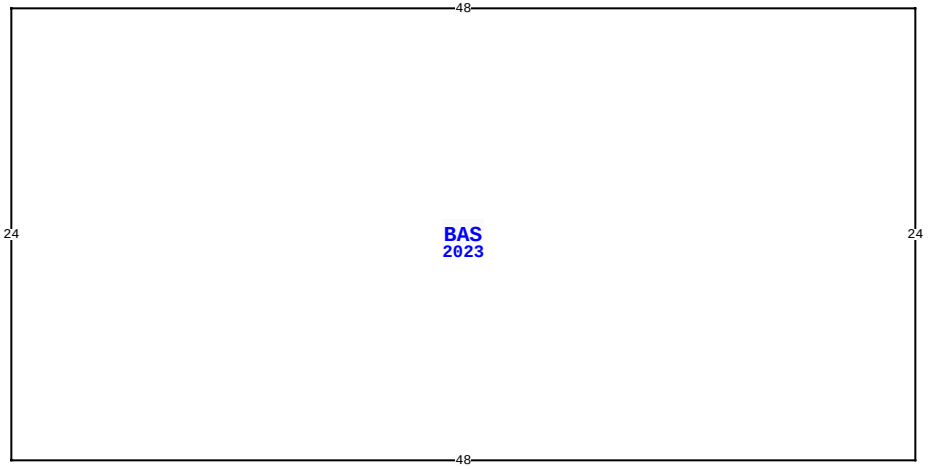
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2023	1,152	58,969
TOTALS	1,152			1,152	58,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,152	113.5000	93.07	107,217	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 1152 HX Base Yr



822 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	58,969
TOTAL MARKET OB/XF VALUE	16,421
TOTAL LAND VALUE - MARKET	77,444
TOTAL MARKET VALUE	152,834
SOH/AGL Deduction	11,523
ASSESSED VALUE	141,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,311
TOTAL JUST VALUE	152,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043354	Mobile Home		12/10/2021
000043270	Electrical Servic	0	11/30/2021
18701	PUMP/UTPOL	30	09/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1335/1991	4/25/2017	WD	Q	V	01	50,000
GRANTOR: LEONARD H & JANET M C						
GRANTEE: LOORIE LUCAS						
0921/0235	2/21/2001	WD	Q	V		18,000
GRANTOR: R COLE						
GRANTEE: LEONARD & JANET CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,15] E48 S24 W48 N24 $
.

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	0294	SHED WOOD/	0	0	8	21	168.00	UT	14.00	14.00	50	2008	2008	3	50	1,176	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	4,995.00	4,995.00	100	2023	2022		100	4,995	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 16,421

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	10.19	AC		1.00	1.00	0.80	9,500.00	7,600.00	77,444							

REVIEW DATE 02/23/2022 BY JB Total Acres: 10.19 Total Land Value: 77,444 Market: 0 Agricultural: 0 Common: 77,444 PRINTED 11/07/2025 BY SYS