LOT 10 COLE'S S/D UNREC @ WILSON
COMM SE COR & RUN W 561.24 FT, N
FT TO POB, CONT N 579.16 FT, W 7

ANDREU SHERRY ANNE
446 SW COLES CT
FORT WHITE, FL 32038

2026

06-7S-16-04145-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

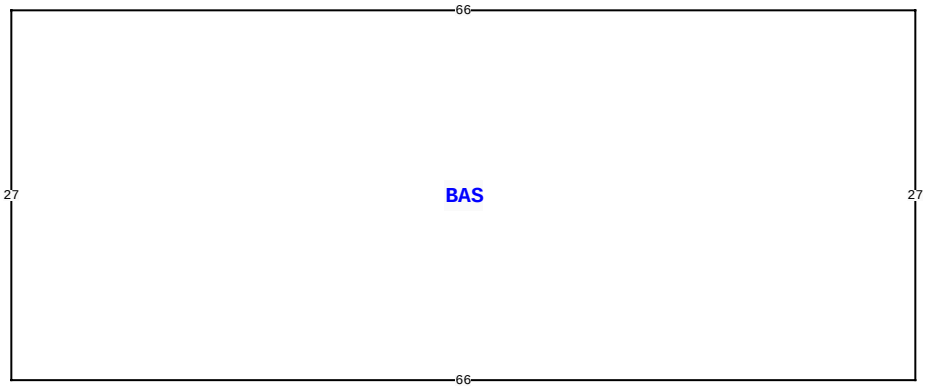
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	110,663
TOTALS	1,782			1,782	110,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	113.9000	107.07	190,799	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2016 Heated Area: 1782 HX Base Yr 2016



446 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		110,663
TOTAL MARKET OB/XF VALUE		11,080
TOTAL LAND VALUE - MARKET		78,470
TOTAL MARKET VALUE		200,213
SOH/AGL Deduction		90,003
ASSESSED VALUE		110,210
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,488
TOTAL JUST VALUE		200,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26613	M H	636	01/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/1823	2/05/2015	WD	U	I	12	97,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: SHERRY ANNE ANDREU						
1282/1642	10/06/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2008	2008	3	100	2,880	
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 11,080

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			0.00	0.00	1.06	AC		1.00	1.00	1.00	9,500.00	9,500.00	10,070							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	0.80	9,500.00	7,600.00	68,400							

REVIEW DATE 06/23/2015 BY TW Total Acres: 10.06 Total Land Value: 78,470 Market: 0 Agricultural: 0 Common: 78,470 PRINTED 11/07/2025 BY SYS