COMM NW COR OF NE1/4, RUN E 1089
FOR POB, CONT S 496.34 FT, W 893
FT, E 897 FT TO POB.

TRIPP CODY/TRIPP MEAGAN
197 SW NICE CT
FORT WHITE, FL 32038

2026

06-7S-16-04146-008

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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

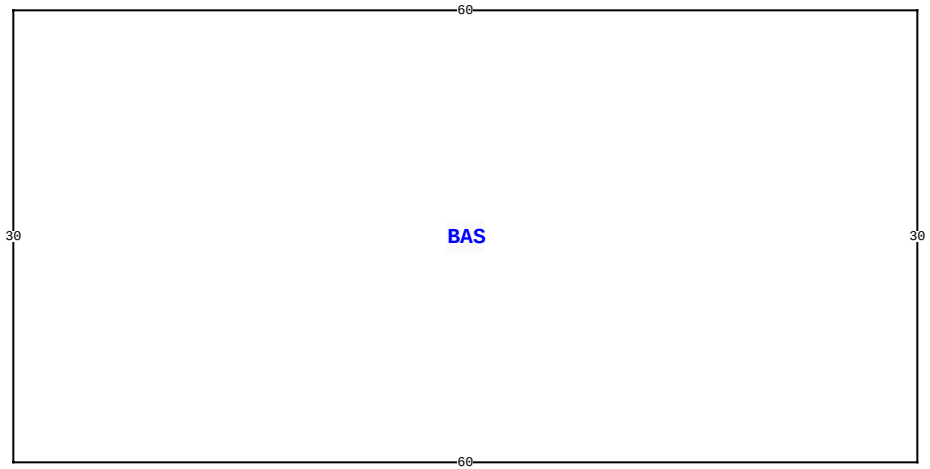
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	171,526
TOTALS	1,800			1,800	171,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	107.07	192,726	2020	2019	0	0	0	11.00	89.00

1 MANUF 1 50% - 2022 Heated Area: 1800 HX Base Yr 2021



197 SW NICE 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		171,526
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		97,470
TOTAL MARKET VALUE		275,996
SOH/AGL Deduction		40,257
ASSESSED VALUE		235,739
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		185,017
TOTAL JUST VALUE		275,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38596	M H	0	09/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1674	6/24/2019	WD	Q	V	03	55,000
GRANTOR: VIRGINIA A BLAIR AS T						
GRANTEE: CODY & MEAGAN TRIPP						
1296/2622	5/12/2015	WD	U	V	11	100
GRANTOR: VIRGINIA A BLAIR						
GRANTEE: VIRGINIA BLAIR AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	50		00	0.00	0.00	10.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	97,470							

REVIEW DATE 10/08/2019 BY RP Total Acres: 10.26 Total Land Value: 97,470 Market: 0 Agricultural: 0 Common: 97,470 PRINTED 11/07/2025 BY SYS