LOT 8 BLOCK 1 WILSON SPRINGS COM
1-A: COMM NW COR OF SW1/4, RUN S
FT TO SE'LY R/W OF SW MEMORIAL D

BENZ VALARIE ALYCE
268 SW MEMORIAL DR
FORT WHITE, FL 32038

2026

06-7S-16-04149-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

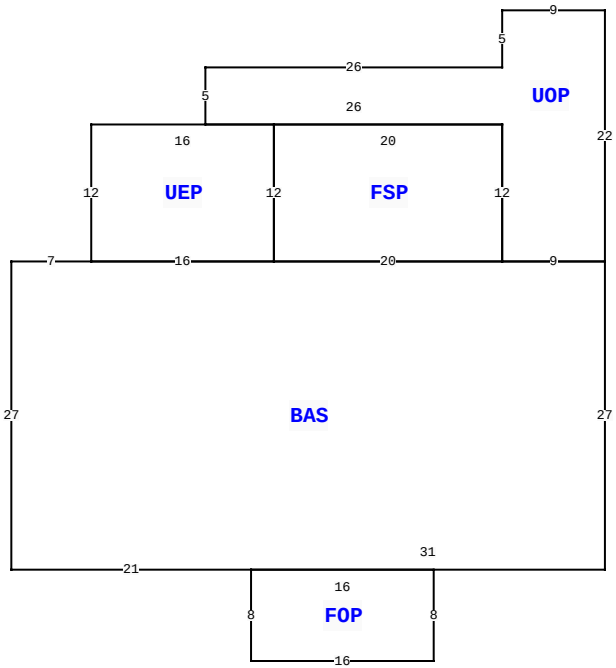
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.0400	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	86,378
FOP	128	35		45	2,769
FSP	240	40		96	5,906
UEP	192	70		134	8,244
UOP	328	25		82	5,045
TOTALS	2,292			1,761	108,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,761	119.0000	111.86	196,985	1997	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1404 HX Base Yr 2024



268 SW MEMORIAL DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,342
TOTAL MARKET OB/XF VALUE		7,890
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		130,232
SOH/AGL Deduction		1,194
ASSESSED VALUE		129,038
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,316
TOTAL JUST VALUE		130,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043073	Electrical Servic	0	10/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1731	9/15/2022	WD	Q	I	01	123,000
GRANTOR: MOBLEY SYLVIA M						
GRANTEE: BENZ VALARIE ALYCE						
0938/1401	10/25/2001	WD	Q	V		12,000
GRANTOR: WILSON SPRINGS INC						
GRANTEE: JULIAN & SYLVIA MOB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 S27 E21 E31 N27 W9 W20 W16 $
UOP=[ORIG=45,0] N22 W9 S5 W26 S5 E26 S12 E9 $
FSP=[ORIG=36,0] N12 W20 S12 E20 $
UEP=[ORIG=16,0] N12 W16 S12 E16 $
FOP=[ORIG=14,27] S8 E16 N8 W16 $
.

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	100	10	13	130.00	UT	3.00	3.00	100	2001	2001	3	100	390	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,890

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 08/26/2025 BY KS Total Acres: 0.53 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/11/2025 BY SYS