COMM SW COR OF SE1/4 OF SEC 12 T
RUN E 1310.23 FT, N 1375.41 FT,
POB, CONT E 650.03 FT, N 671.46

REDDY JAMES
231 SW TANAGER CT
FORT WHITE, FL 32038

2026

07-6S-17-03816-418

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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
Quality	05	05

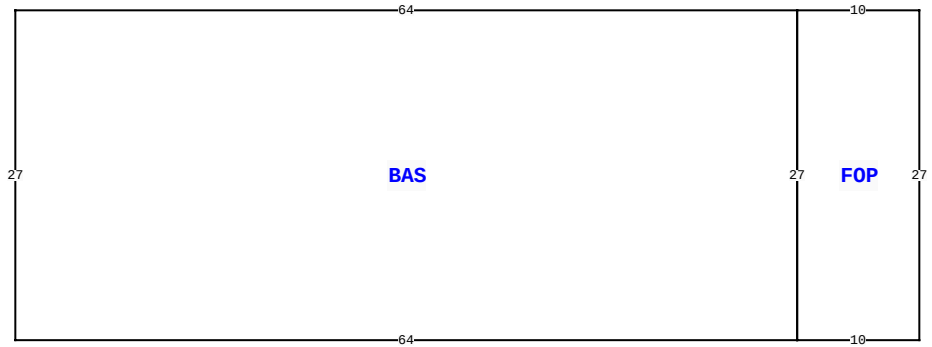
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 12616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	166,110
FOP	270	35		94	9,036
TOTALS	1,998			1,822	175,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,822	114.9000	108.01	196,794	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1728 HX Base Yr 2020



231 SW TANAGER 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		175,147
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		277,337
SOH/AGL Deduction		119,863
ASSESSED VALUE		157,474
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,752
TOTAL JUST VALUE		277,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37853	M H	652	03/11/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0180	6/27/2018	WD	U	V	11	100
GRANTOR: KARL STEELE						
GRANTEE: JAMES REDDY						
1337/1839	5/26/2017	WD	Q	I	05	76,000
GRANTOR: KARL STEELE						
GRANTEE: JAMES REDDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 FOP= E10 N27 W10 S27$ 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	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 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	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 04/10/2019 BY DF Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/18/2025 BY SYS