BEG NE COR OF SE1/4 OF NW1/4, RU
RUN NW 440.49 FT, NE 786.40 FT,
TO POB. (AKA LOTS D & E OAKWOOD

SMITH RANDALL F/MOBLEY ELIZABETH W
445 JUNCTION RD
FORT WHITE, FL 32038

2026

08-6S-16-03799-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

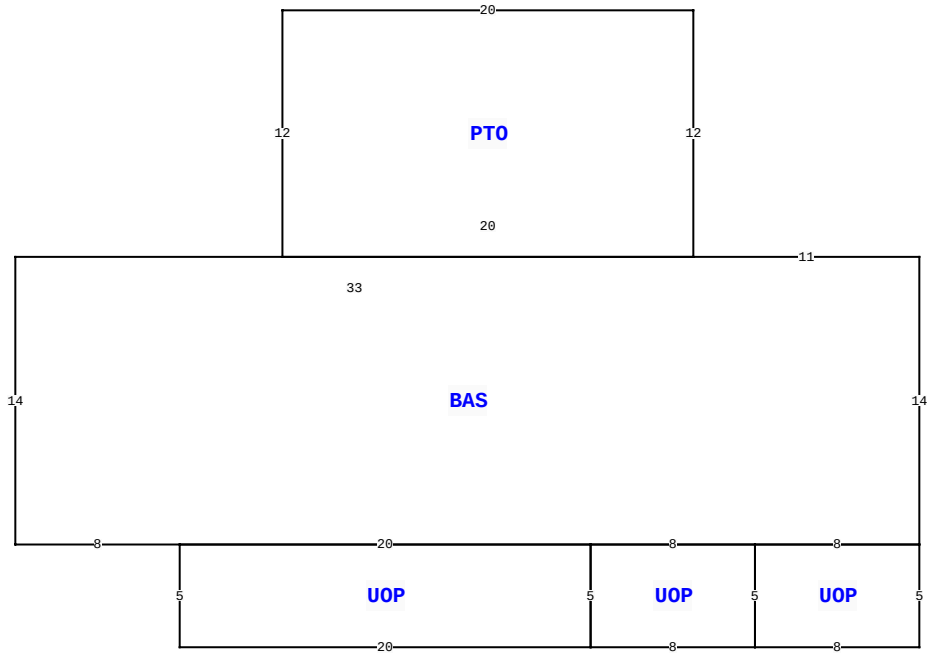
NEIGHBORHOOD/LOC 8616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	46,921
PTO	240	5		12	914
UOP	40	25		10	762
UOP	40	25		10	762
UOP	100	25		25	1,904
TOTALS	1,036			673	51,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	673	150.5350	138.49	93,204	1994	1994	0	0	0	45.00	55.00

1 MODULAR 1 0% - 2021 Heated Area: 616 HX Base Yr



445 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	51,262
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	47,500
TOTAL MARKET VALUE	110,162
SOH/AGL Deduction	0
ASSESSED VALUE	110,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,162
TOTAL JUST VALUE	110,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054266	Roof Replacement	4,700	10/17/2025
000051479	Electrical Servic	0	11/13/2024
9973	M H	125	07/18/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1327	8/08/2025	WD	Q	I	01	135,000
GRANTOR: SALERNO INVESTMENTS I						
GRANTEE: SMITH RANDALL F						
1422/1363	10/20/2020	WD	Q	I	01	90,000
GRANTOR: WILLIAM J & MARY C BA						
GRANTEE: SALERNO INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N14 W11 PTO= N12 W20 S12 E20$ W33 S14 E8 UOP= S5 E20 N5 W20$ E20 UOP= S5 E8 N5 W8$ E8 UOP= S5 E8 N5 W8$ E8$.

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,700	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,500							

REVIEW DATE 09/19/2025 BY TP Total Acres: 4.75 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 11/18/2025 BY SYS