COMM NE COR, W 1321.41 FT FOR PO
W 1334.59 FT, N 933.43 FT, E 133

HERLONG MILES BOBBY
240 SW SCATTERED OAKS CT
FORT WHITE, FL 32038

2026

09-6S-16-03802-005

BUILDING CHARACTERISTICS

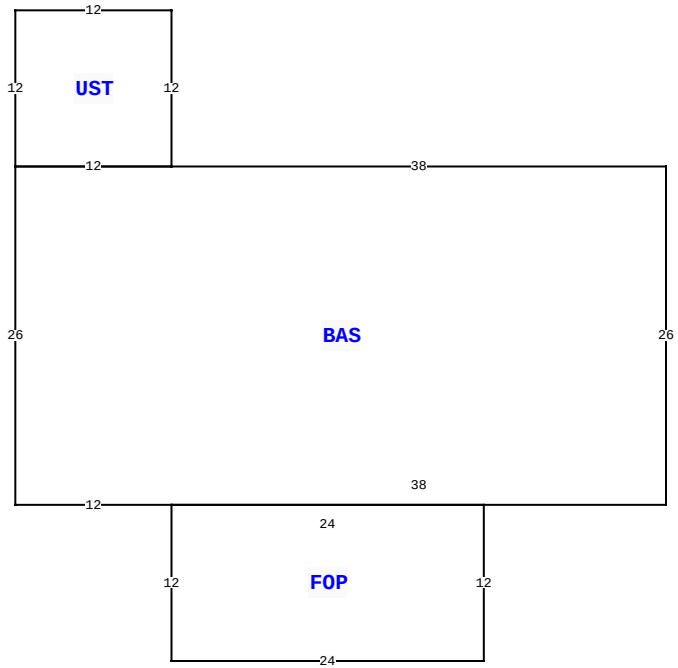
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	33,353
FOP	288	35		101	2,591
UST	144	45		65	1,668
TOTALS	1,732			1,466	37,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,466	106.9000	64.14	94,029	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1300 HX Base Yr 2000



240 SW SCATTERED OAKS CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		37,612
TOTAL MARKET OB/XF VALUE		2,065
TOTAL LAND VALUE - MARKET		142,350
TOTAL MARKET VALUE		60,026
SOH/AGL Deduction		29,269
ASSESSED VALUE		30,757
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,757
TOTAL JUST VALUE		182,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051249	Electrical Servic	0	10/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UST= N12 W12 S12 E12$ W12 S26 E12 FOP= S12 E24 N12 W24$ E38 N26$.

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	1983	1983	3	100	1,200	
2	0040	BARN,POLE	0	100	9	24	216.00	UT	2.50	2.50	50	1999	1999	3	50	270	
3	0040	BARN,POLE	0	100	18	22	396.00	UT	2.50	2.50	50	1999	1999	3	50	495	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,065

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	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5400	A	TIMBER 1	0		A-1	0.00	0.00	15.47	AC		1.00	1.00	1.00	647.00	647.00	10,009							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.47	AC		1.00	1.00	1.00	5,000.00	5,000.00	137,350							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 28.47 Total Land Value: 20,349 Market: 137,350 Agricultural: 15,349 Common: 5,000 PRINTED 10/02/2025 BY SYS