

LOT 2 DOE RUN S/D UNREC:
COMM NW COR OF NW1/4, S 540 FT,
ON E R/W LAZY OAK RD, N LAONG R/

DEAN ROBERT/DEAN JEANINE
140 SW SPAULDING CT
FORT WHITE, FL 32038

2026

09-6S-16-03804-102



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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		02
NEIGHBORHOOD/LOC	9616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	186,184
TOTALS	1,976			1,976	186,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	12	28	336.00	UT	12.00	12.00	75	2006
2	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.01	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,976	113.3000	112.17	221,648	2017	2017	0	0	16.00	84.00
1 MANUF 2		100% - 2024		Heated Area: 1976				HX Base Yr 2024			
26 76 26 76 BAS											

140 SW SPAULDING CT, FORT WHITE											
BLD DATE				LGL DATE				04/07/2025			
XF DATE				LAND DATE				MLU			
INC DATE				AG DATE							

TOTAL OB/XF											
11,524											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		186,184	
TOTAL MARKET OB/XF VALUE		11,524	
TOTAL LAND VALUE - MARKET		95,095	
TOTAL MARKET VALUE		292,803	
SOH/AGL Deduction		40,903	
ASSESSED VALUE		251,900	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		201,178	
TOTAL JUST VALUE		292,803	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		297,236	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36145	M H	375	01/03/2018
19824	M H	125	08/07/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1483/1163	1/20/2023	WD	Q	I	01	270,000			
GRANTOR: STEINHAGEN JOHN									
GRANTEE: DEAN ROBERT									
0908/1948	8/14/2000	WD	Q	V		31,000			
GRANTOR: NORTH FLORIDA PUBLISH									
GRANTEE: JOHN & CATHERINE ST									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S26 E76 N26\$.											