

COMM NE COR OF SEC. W 795.49
FT FOR POB, S 661.60 FT, W
265.13 FT, N 661.64 FT TO N

BING MICHAEL JWAN
607 SW MAGELLAN CT
FORT WHITE, FL 32038

2026

09-7S-16-04160-001



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	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
Units		0 100

Quality	05 05
DOR CODE	0200 MOBILE HOME
MAP NUM	
NEIGHBORHOOD/LOC	9716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	124,776
TOTALS	1,216			1,216	124,776

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.03

REVIEW DATE 05/22/2020 BY JB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0202	02	1,216	113.9000	112.76	137,116	2020	2020	0	0	0	9.00	91.00	
1 MANUF 2 0% - 0 Heated Area: 1216 HX Base Yr													
BAS													
677 SW MAGELLAN CT, FORT WHITE													

TOTAL OB/XF 7,000													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF 7,000													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

Total Acres: 4.03 Total Land Value: 40,300 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					124,776				
TOTAL MARKET OB/XF VALUE					7,000				
TOTAL LAND VALUE - MARKET					40,300				
TOTAL MARKET VALUE					172,076				
SOH/AGL Deduction					20,306				
ASSESSED VALUE					151,770				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					151,770				
TOTAL JUST VALUE					172,076				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					174,818				

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1394/2609	9/19/2019	QC	U	V	11	100			

GRANTOR: BRENDA LEE WILLIAMS
GRANTEE: MICHAEL JWAN BING

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S16 E76 N16\$.									

Common: 40,300 PRINTED 11/18/2025 BY SYS