AKA LOT 7 PLEASANT HILL FARMS UN
OF S1/2 OF NE1/4, RUN S 575.59 F
FOR POB, RUN S 575.21 FT, E 757.

HUBBARD JESSICA A
1220 WEST FLORIDA ST
HOLBROOK, AZ 86025

2026

09-7S-16-04161-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 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

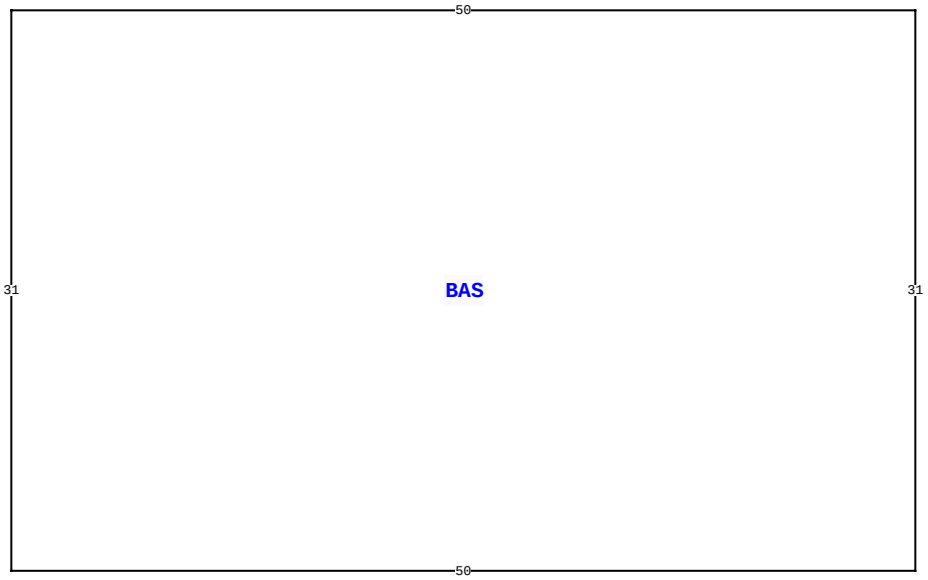
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9716.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	124,966
TOTALS	1,550			1,550	124,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,550	115.9000	108.95	168,872	2013	2013	0	0	0	26.00	74.00

1 MANUF 1 0% - 2024 Heated Area: 1550 HX Base Yr



250 SW PLEASANT HILL GLN, 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	124,965
TOTAL MARKET OB/XF VALUE	11,224
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	231,189
SOH/AGL Deduction	0
ASSESSED VALUE	231,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,189
TOTAL JUST VALUE	231,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052779	Roof Replacement	7,000	03/31/2025
30937	M H	549	04/12/2013
27827	TR/TRAILER	289	05/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2603	2/16/2023	PR	U	I	19	100
GRANTOR: FRAME DENNIS A						
GRANTEE: HUBBARD JESSICA A						
1024/1754	8/19/2004	WD	U	V	09	46,000
GRANTOR: KOLACIA						
GRANTEE: FRAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S31 E50 N31$.

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	0294	SHED WOOD/	0	0	12	28	336.00	UT	9.00	9.00	100	2013	2013	3	100	3,024	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
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 11,224

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 06/30/2025 BY chuck Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/18/2025 BY SYS