COMM NE COR OF SW1/4, RUN W 2268
RUN S 1363 FT, W 162.73 FT,N 136
162.73 FT TO POB, (PART OF PRCL

BROWN CHONDRA T
559 SW SCOUT GLN
FORT WHITE, FL 32038

2025

11-6S-16-03816-128

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

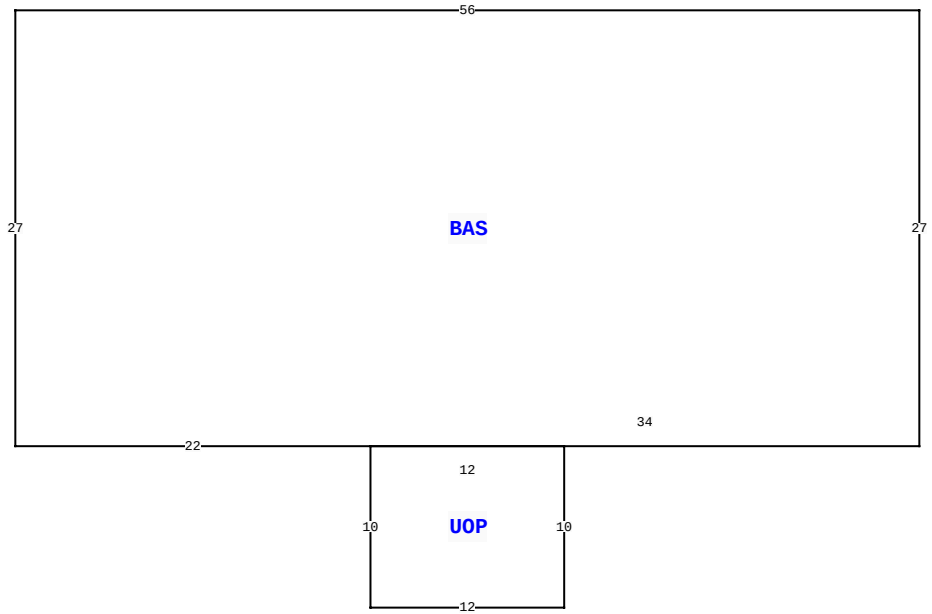
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,784
UOP	120	25		30	849
TOTALS	1,632			1,542	43,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,542	117.9000	70.74	109,081	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 1999 Heated Area: 1512 HX Base Yr 1999



559 SW SCOUT GLN, 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		43,632
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		50,900
TOTAL MARKET VALUE		96,692
SOH/AGL Deduction		35,174
ASSESSED VALUE		61,518
TOTAL EXEMPTION VALUE	HX HB DX	41,518
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		96,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2558	3/19/2025	QC	U	I	11	100
GRANTOR: TUCKER JAMES R JR						
GRANTEE: BROWN CHONDRA T						
1303/0079	10/23/2015	WD	U	I	11	100
GRANTOR: TOMMY L & RUTH E GLAS						
GRANTEE: JAMES R TUCKER JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E22 UOP= S10 E12 N10 W12$ E34 N27$.

EXTRA FEATURES

L N	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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1998	1998	3	100	960	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,160

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.09	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,900							

REVIEW DATE 05/17/2015 BY DF Total Acres: 5.09 Total Land Value: 50,900 Market: 0 Agricultural: 0 Common: 50,900 PRINTED 07/08/2025 BY SYS