AKA LOT 7 CROSS ROADS UNREC: COM
NW1/4, RUN S ALONG E LINE 1328.7
COR OF NE1/4 OF NW1/4, RUN W ALO

BYCE CATHRYN/THOMAS JOSEPH
565 SW EXPLORER GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-107

BUILDING CHARACTERISTICS

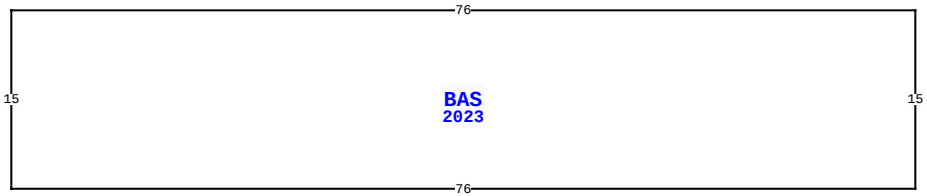
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	12616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2023	1,140	129,268
TOTALS	1,140			1,140	129,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	113.5000	116.90	133,266	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2023 Heated Area: 1140 HX Base Yr 2023



565 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,268
TOTAL MARKET OB/XF VALUE		10,400
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		235,618
SOH/AGL Deduction		18,689
ASSESSED VALUE		216,929
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,207
TOTAL JUST VALUE		235,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045537	Mobile Home		09/22/2022
000042164	Electrical Servic	0	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/724	5/05/2021	WD	Q	V	01	70,000
GRANTOR: OAKLEY GERALD L						
GRANTEE: BYCE CATHRYN						
0867/1960	10/06/1998	WD	Q	V		22,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: OAKLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,22] E76 S15 W76 N15 $
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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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 10,400

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	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 10.10 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 11/19/2025 BY SYS