AKA LOT 21 CROSS ROADS UNREC: CO
W1/2 OF SEC, RUN S 1328.72 FT FO
W 530.61 FT, S 1329.70 FT, E 529

FIFE JANET/FIFE JAMES
730 SW EXPLORER GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-121

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 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

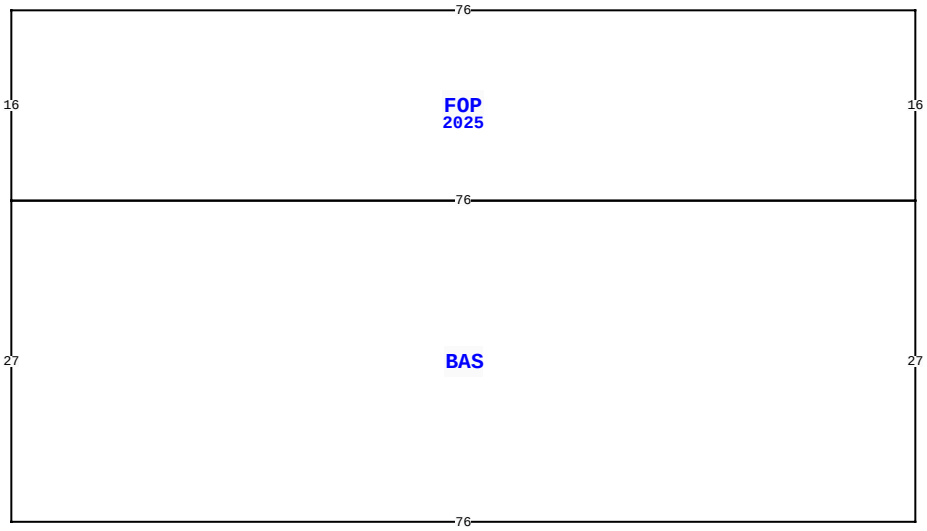
NEIGHBORHOOD/LOC 12616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	215,544
FOP	1,216	35	2025	426	44,747
TOTALS	3,268			2,478	260,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,478	116.6000	115.43	286,036	2016	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2025 Heated Area: 2052 HX Base Yr 2025



716 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		260,293
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		97,020
TOTAL MARKET VALUE		364,313
SOH/AGL Deduction		171,611
ASSESSED VALUE		192,702
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		136,980
TOTAL JUST VALUE		364,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054033	Electrical Servic		09/11/2025
33603	M H	733	12/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/970	12/11/2024	WD	Q	I	01	469,000
GRANTOR: MCBEAN GLORIA DIANE						
GRANTEE: FIFE JANET						
1218/0932	7/21/2011	WD	U	V	12	37,000
GRANTOR: COLUMBIA BANK						
GRANTEE: GLORIA DIANE MCBEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
FOP=[YR=2025;ORIG=-76,-16] S16 E76 N16 W76 $
.

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			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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			0.00	0.00	16.17	AC		1.00	1.00	1.00	6,000.00	6,000.00	97,020							

REVIEW DATE 12/19/2024 BY ME Total Acres: 16.17 Total Land Value: 97,020 Market: 0 Agricultural: 0 Common: 97,020 PRINTED 11/18/2025 BY SYS