COMM NE COR OF SW1/4, W 1958.02
1362.39 FT, W 325.61 FT, N 1363
CROSS ROADS S/D UNREC).

NEILL DAVID C/NEILL LAURALEE
571 SW SCOUT GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

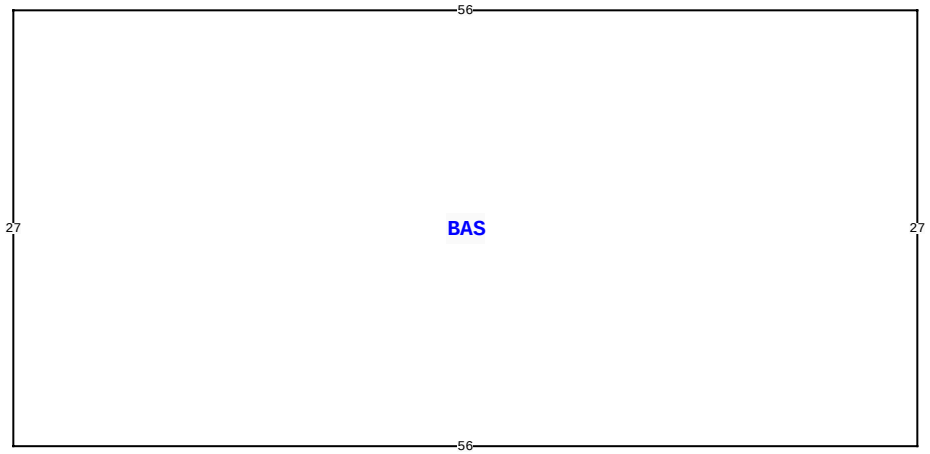
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,512	100		1,512	162,876
TOTALS	1,512			1,512	162,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	117.0000	115.83	175,135	2021	2021	0	0	0	7.00	93.00

1 MANUF 2 100% - 2022 Heated Area: 1512 HX Base Yr 2022



571 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	01/31/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,876
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		96,710
TOTAL MARKET VALUE		197,044
SOH/AGL Deduction		48,347
ASSESSED VALUE		148,697
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,975
TOTAL JUST VALUE		266,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041895	Mobile Home		05/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/2608	12/28/2020	WD	Q	V	01	54,500
GRANTOR: FLEMING LEO						
GRANTEE: NEILL DAVID C						
1332/1507	3/10/2017	FJ	U	V	18	0
GRANTOR: CLERK OF COURT (FLEMI						
GRANTEE: LEO FLEMING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,6] E56 S27 W56 N27 $
.

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					2.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	23,750							
2	5500	A	TIMBER 2	100					7.68	AC		1.00	1.00	1.00	445.00	445.00	3,418							
3	9910	M	MKT.VAL.AG	100					7.68	AC		1.00	1.00	1.00	9,500.00	9,500.00	72,960							

REVIEW DATE 01/31/2023 BY SPF Total Acres: 10.18 Total Land Value: 27,168 Market: 72,960 Agricultural: 3,418 Common: 23,750 PRINTED 11/07/2025 BY SYS