COMM SE COR OF SW1/4 RUN NORTH P
325.24 FT, NORTH 1361.77 FT, E 3
1361.77 FT TO POB. (AKA LOT 31 C

WALDRON BRIAN K/WALDRON CHRISTINA L
733 SW SCOUT GLN
FORT WHITE, FL 32038

2025

12-6S-16-03816-131

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	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

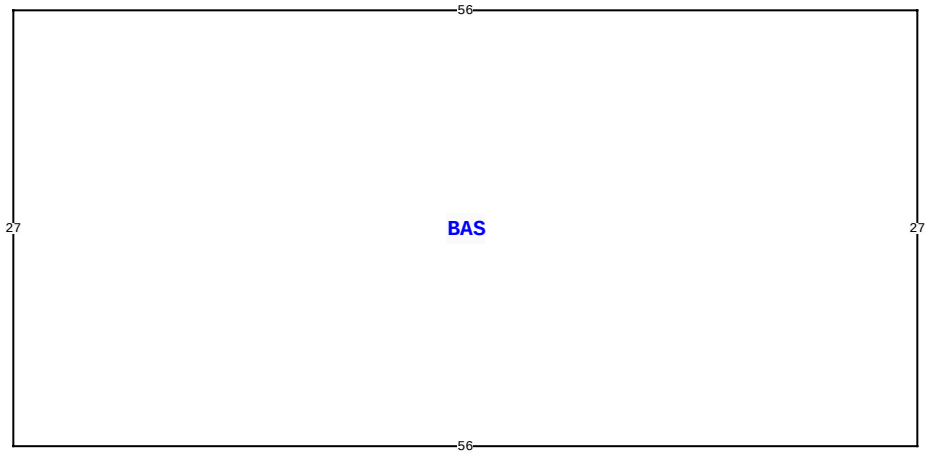
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 12616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 0 Heated Area: 1512 HX Base Yr



733 SW SCOUT 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	89,040
TOTAL MARKET OB/XF VALUE	8,100
TOTAL LAND VALUE - MARKET	96,710
TOTAL MARKET VALUE	193,850
SOH/AGL Deduction	51,683
ASSESSED VALUE	142,167
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,167
TOTAL JUST VALUE	193,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,123

PRMT:2:1: WALDRON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18273	M H	125	05/15/2001
17428	M H	125	09/15/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1072/2740	1/30/2006	WD	Q	V	04	23,000

GRANTOR: SUBRANDY
GRANTEE: BRIAN K & CHRISTINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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			0.00	0.00	10.18	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,710							

REVIEW DATE 05/20/2015 BY RP Total Acres: 10.18 Total Land Value: 96,710 Market: 0 Agricultural: 0 Common: 96,710 PRINTED 05/13/2025 BY SYS