A PARCEL OF PART OF W1/2 OF
SEC 12 & E1/2 OF SEC 11 MORE
PARTICULARLY DESC: COMM NE COR

MEDLIN JUSTINE D
3172 SW HERLONG ST
FORT WHITE, FL 32038

2026

12-6S-16-03816-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

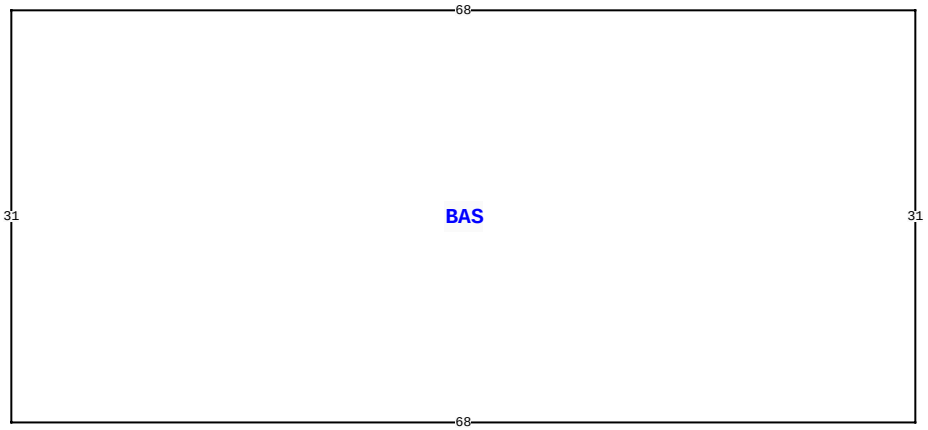
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	2,108	100		2,108	194,268
TOTALS	2,108			2,108	194,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,108	114.0000	107.16	225,893	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 100% - 2002 Heated Area: 2108 HX Base Yr 2002



3172 SW HERLONG ST, 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		194,268
TOTAL MARKET OB/XF VALUE		14,260
TOTAL LAND VALUE - MARKET		50,500
TOTAL MARKET VALUE		259,028
SOH/AGL Deduction		93,395
ASSESSED VALUE		165,633
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,911
TOTAL JUST VALUE		259,028
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048145	Electrical Servic	0	09/15/2023
37775	M H	375	02/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0865/1581	8/11/1998	WD	Q	V		17,500

GRANTOR: S ADAMS
GRANTEE: J MEDLIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S31 E68 N31$.

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	0294	SHED WOOD/	0	100	20	10	200.00	UT	7.50	7.50	100	1998	1998	3	100	1,500	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1998	1998	3	100	1,200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
4	0031	BARN,MT AE	0	100	24	24	576.00	UT	10.00	10.00	100	2014	2014	3	100	5,760	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 14,260

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	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							

REVIEW DATE 11/06/2023 BY TW Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/07/2025 BY SYS