AKA W1/2 OF PRCL 5 CROSS ROADSV
NE COR OF NE1/4 OF NW1/4, RUN S
330.72 FT FOR POB, CONT W 330.72

WADE RALPH A/WADE CYNTHIA L
2756 SW HERLONG ST
FORT WHITE, FL 32038

2026

12-6S-16-03816-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

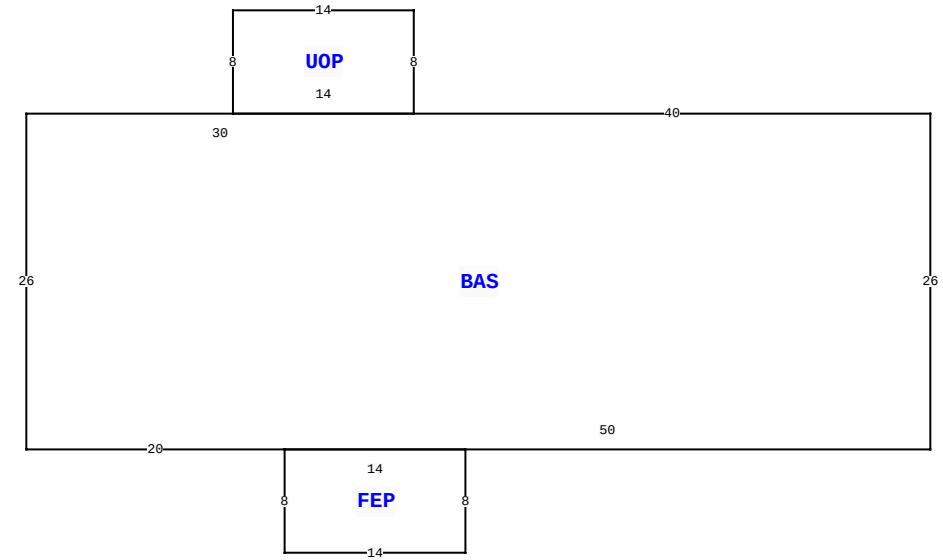
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,820	100		1,820	116,837
FEP	112	85		95	6,098
UOP	112	25		28	1,797
TOTALS	2,044			1,943	124,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,943	117.9000	116.72	226,787	1997	1997	0	0	0	45.00	55.00

1 MANUF 2 100% - 2024 Heated Area: 1820 HX Base Yr 2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

2756 SW HERLONG ST, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,733
TOTAL MARKET OB/XF VALUE		11,748
TOTAL LAND VALUE - MARKET		47,700
TOTAL MARKET VALUE		184,181
SOH/AGL Deduction		39,933
ASSESSED VALUE		144,248
TOTAL EXEMPTION VALUE	HX HB DX VX	60,722
BASE TAXABLE VALUE		83,526
TOTAL JUST VALUE		184,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/2762	5/24/2022	WD	Q	I	01	200,000
GRANTOR: BRITT TERRY						
GRANTEE: WADE RALPH A						
1463/1431	4/04/2022	PB	U	I	18	0
GRANTOR: BRITT DONAL R						
GRANTEE: BRITT TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 W30 S26 E20 E50 N26 $
UOP=[ORIG=-40,0] N8 W14 S8 E14 $
FEP=[ORIG=-50,26] S8 E14 N8 W14 $
.

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	12	24	288.00	UT	7.50	7.50	70	2002	2002	3	70	1,512	
2	0252	LEAN-TO W/	0	100	10	24	240.00	UT	2.00	2.00	70	2002	2002	3	70	336	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,500	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,748

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	4.77	AC		1.00	1.00	1.00	10,000.00	10,000.00	47,700							

REVIEW DATE 09/08/2022 BY CP Total Acres: 4.77 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 11/07/2025 BY SYS