COMM SW COR OF SE1/4, RUN E 1310
2046.87 FT, E 650.5 FT FOR POB,
650.03 FT, N 671.46 FT, W 650.03

SEXTON TINA M
232 SW WEASEL CT
FORT WHITE, FL 32038

2026

12-6S-16-03816-416

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

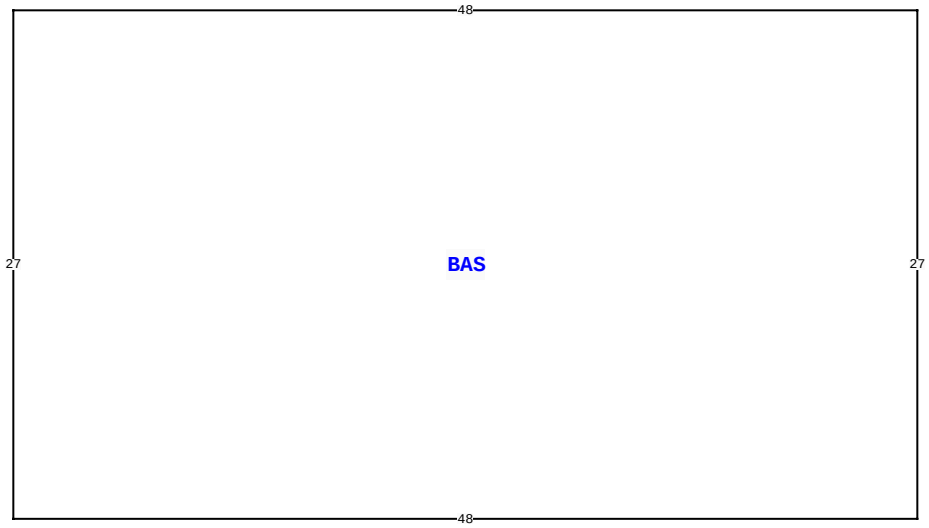
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	1,296	100		1,296	76,320
TOTALS	1,296			1,296	76,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	113.9000	107.07	138,763	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1296 HX Base Yr 2015



232 SW WEASEL CT, 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		76,320
TOTAL MARKET OB/XF VALUE		15,320
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		186,830
SOH/AGL Deduction		94,286
ASSESSED VALUE		92,544
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		36,822
TOTAL JUST VALUE		186,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32855	STORAGE	85	04/06/2015
22208	M H	286	08/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/2009	1/25/2017	LE	U	I	14	100
GRANTOR: TINA M SEXTON						
GRANTEE: TINA SEXTON (RES LE						
0904/0452	5/15/2000	WD	Q	V		28,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: LARRY & TINA SEXTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.00	5.00	100	2003	2003	3	100	720	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,700	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,900	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 15,320

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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 05/20/2015 BY RP Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/07/2025 BY SYS