

LOT 2 GOLDEN FARMETTES S/D.
365-249, DC 659-721, 711-563-DC,

FELLOWS DEBORAH A
158 SW TRUDY WAY
FORT WHITE, FL 32038

2026

12-7S-16-04190-002



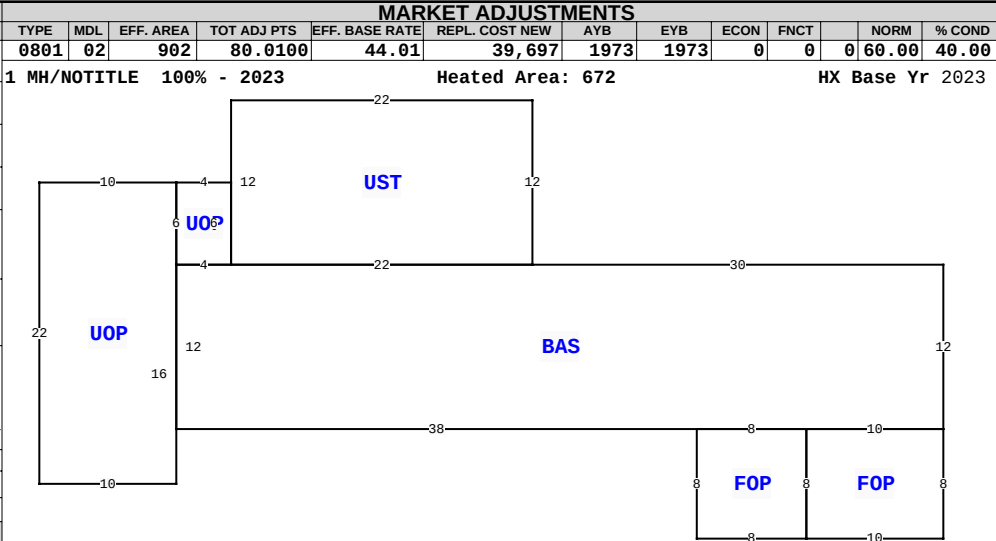
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structure	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		03 03			
DOR CODE		0200MOBILE HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC		12716.030		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,830
FOP	64	35		22	387
FOP	80	35		28	493
UOP	24	25		6	106
UOP	220	25		55	968
UST	264	45		119	2,095

TOTALS	1,324			902	15,879
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	13	28	1.00	UT	1,000.00
2	0040	BARN,POLE	0	100	10	18	180.00	UT	2.50
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.18



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF									
8,200									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		15,879	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		30,520	
TOTAL MARKET VALUE		54,599	
SOH/AGL Deduction		8,064	
ASSESSED VALUE		46,535	
TOTAL EXEMPTION VALUE		HX HB DX	
BASE TAXABLE VALUE		16,535	
TOTAL JUST VALUE		54,599	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		54,599	

SALE:2:1: LOT 2, GOLDEN FARMETTES
XF0B:1:1: HOMET M H
SALE:1:1: LOT 2 GOLDEN FARMETTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1424/1670	11/17/2020	WD	Q	I	01	54,000	
GRANTOR: JOSEPH NICHOLAS LAVAN							
GRANTEE: DEBORAH A FELLOWS							
1422/1216	8/25/2010	WD	U	I	11	100	
GRANTOR: KATHERINE S LAVAN							
GRANTEE: JOSEPH NICHOLAS LAV							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W30 UST= N12 W22 S12 E22\$ W22 UOP= N6 W4 S6 E4\$ W4 UOP= N6 W10 S22 E10 N16\$ S12 E38 FOP= S8 E8 N8 W8\$ E8 FOP= S8 E10 N8 W10\$ E10 N12\$.									