LOT 9 GOLDEN FARMETTES S/D.

635-613, WD 1193-1465, WD 1246-8

MOORE JASON
620 SW COLGATE LP
FORT WHITE, FL 32038

2026

12-7S-16-04190-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

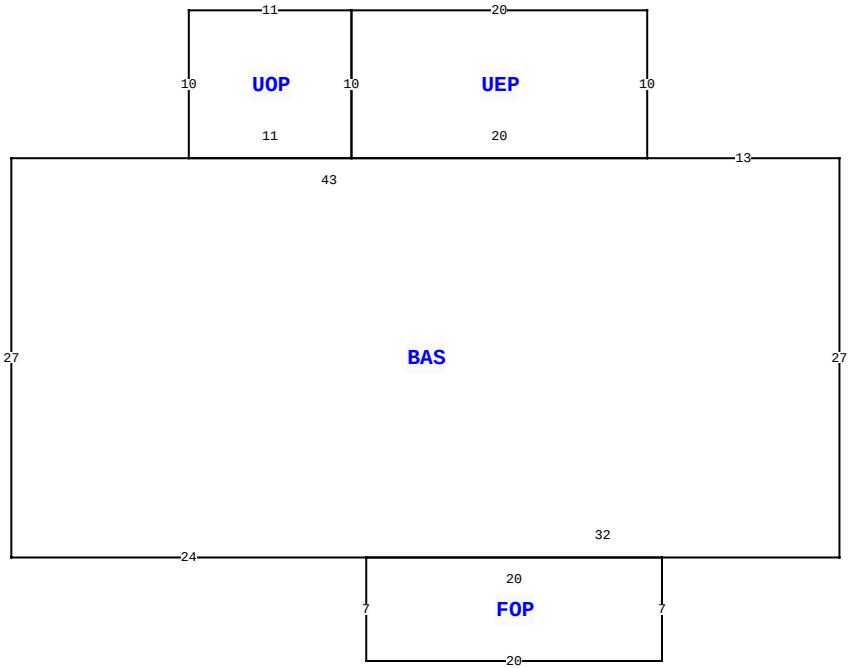
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	109,749
FOP	140	35		49	3,557
UEP	200	70		140	10,162
UOP	110	25		28	2,033
TOTALS	1,962			1,729	125,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,729	118.8000	111.67	193,077	1989	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2023 Heated Area: 1512 HX Base Yr 2023



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

620 SW COLGATE LOOP, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,500
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		173,500
SOH/AGL Deduction		43,832
ASSESSED VALUE		129,668
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		78,946
TOTAL JUST VALUE		173,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,292

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043067	Roof Replacement	3,900	10/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2320	7/15/2022	WD	Q	I	01	235,000
GRANTOR: SNEDECOR CHARLES E						
GRANTEE: MOORE JASON						
1246/0833	1/27/2012	WD	U	V	30	100,000
GRANTOR: CHARLES E & PHYLLIS S						
GRANTEE: CHARLES E SNEDECOR						

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	21	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UEP= N10 W20 S10 UOP= N10 W11 S10 E11$ E20$ W43 S27 E24 FOP= S7 E20 N7 W20$ E32 N27$.

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 08/10/2022 BY ME Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS