LOT 19 GOLDEN FARMETTES S/D.
ORB 519-112, 690-555, 694-717,

VINCENT GARY L/VINCENT DIANA M
P O BOX 1152
HIGH SPRINGS, FL 32655-1152

2026

12-7S-16-04190-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

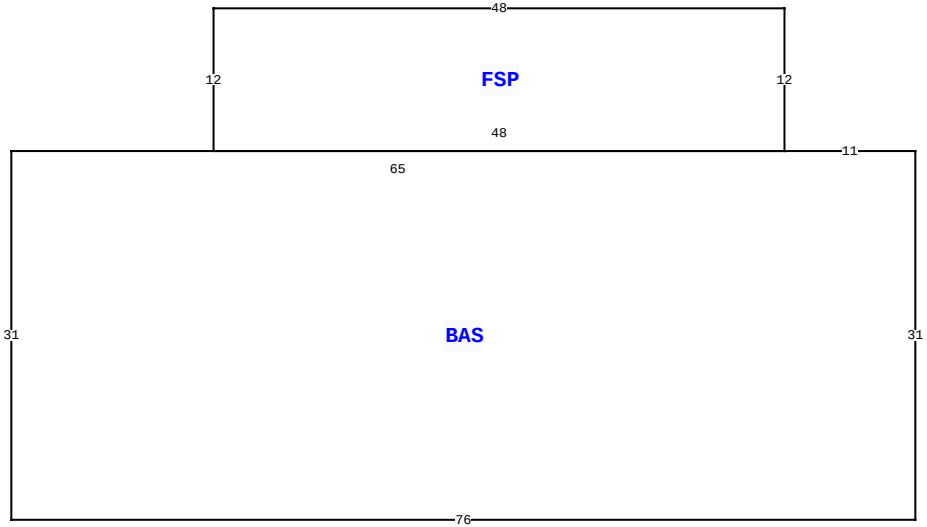
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	138,741
FSP	576	40		230	13,544
TOTALS	2,932			2,586	152,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,586	113.9000	107.07	276,883	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 100% - 2015 Heated Area: 2356 HX Base Yr 2015



109 SW TRUDY WAY, 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		152,286
TOTAL MARKET OB/XF VALUE		12,460
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		197,226
SOH/AGL Deduction		87,299
ASSESSED VALUE		109,927
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,205
TOTAL JUST VALUE		197,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,226

SALE:1:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22606	M H	250	12/16/2004
13506	M H	125	01/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/2330	3/17/2009	WD	Q	I	01	135,000
GRANTOR: WILLIAM & LENA COLLIE						
GRANTEE: GARY & DIANA VINCEN						
1015/2462	5/19/2004	WD	Q	I		51,000
GRANTOR: H A BUIE SR						
GRANTEE: WILLIAM & LENA COLL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W48 S12 E48$ W65 S31 E76 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	0296	SHED METAL	0	100	12	20	240.00	UT	7.50	7.50	20	0	0	3	20	360	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	900	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 12,460

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	1.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	18,480							
2	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 07/01/2015 BY DF Total Acres: 2.32 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 11/18/2025 BY SYS