BEG SW COR OF NW1/4 OF SE1/4, E
FT, W 210 FT, S 210 FT TO POB.

MCKENZIE NICOLE
2335 NW 282ND ST
NEWBERRY, FL 32669

2025

13-7S-16-04198-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

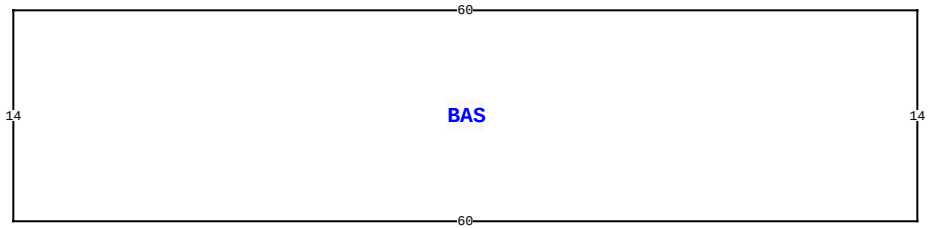
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	19,942
TOTALS	840			840	19,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	98.9100	59.35	49,854	1994	1994	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



331 SW SPIRIT AVE, 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	19,942
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	40,942
SOH/AGL Deduction	5,004
ASSESSED VALUE	35,938
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,938
TOTAL JUST VALUE	40,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,994

PRMT:1:1: 14X70 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33639	RECONNECT	75	12/18/2015
8059	M H	125	02/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/1096	5/09/2013	WD	U	V	11	100
GRANTOR: CECIL W LINDSEY (SING						
GRANTEE: NICOLE MCKENZIE (SI						
0866/1528	9/28/1998	WD	Q	V	01	100
GRANTOR: RUTH LINDSEY (UNREMAR						
GRANTEE: CECIL W LINDSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 03/09/2016 BY TW Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 08/11/2025 BY SYS