

LOT 8 BLK C OLD WIRE FARMS.
845-257, 977-139, 1230-2167,
WD 1257-2711, CT 1281-607,

JENKINS CARL/JENKINS CHRISTY
123 SW PIONEER WAY
FORT WHITE, FL 32038

2026

14-6S-16-03818-168



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
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,428
FEP	448	85		381	10,415
FEP	648	85		551	15,062
UOP	70	25		18	492
UOP	144	25		36	984
UOP	160	25		40	1,094
UOP	652	25		163	4,456
TOTALS	3,418			2,485	67,930

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0296	SHED METAL	0 100	12	20	420.00	UT	5.00	
2	0294	SHED WOOD/	0 100	12	16	192.00	UT	7.50	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	
4	0252	LEAN-TO W/	0 100	12	20	240.00	UT	2.50	

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	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,485	113.9000	68.34	169,825	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2018 Heated Area: 1296 HX Base Yr 2018													
123 SW PIONEER WAY, FORT WHITE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024
INC DATE		AG DATE	MLU

TOTAL OB/XF													
9,070													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		67,930	
TOTAL MARKET OB/XF VALUE		9,070	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		117,000	
SOH/AGL Deduction		44,252	
ASSESSED VALUE		72,748	
TOTAL EXEMPTION VALUE		52,748	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		117,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		117,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052922	Mobile Home		04/22/2025
13054	M H	125	09/12/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/2246	11/06/2017	WD U	I		37	38,000
GRANTOR: TIFFANY ARMER						
GRANTEE: CARL & CHRISTY JENK						
1300/1324	8/18/2015	WD U	I		12	33,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: TIFFANY ARMER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W20 UOP= N6 W24 S6 E24\$ FEP= W24 S27 E24 N27\$ S27 UOP= W24 S18 E24 N8 E22 N10 W22\$ E22 UOP= S10 E16 N10 W16\$ E16 UOP= S10 E7 N10 W7\$ E10 N27 FEP= N16 W28 S16 E28\$ W28\$.									