LOT 4 SANDY PINES S/D.

ORB 779-1211,796-519,835-2364,

SUMMERS CAPUS G/SUMMERS MELINDA K
315 SW RANDOLPH CT
FORT WHITE, FL 32038

2025

14-7S-16-04211-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

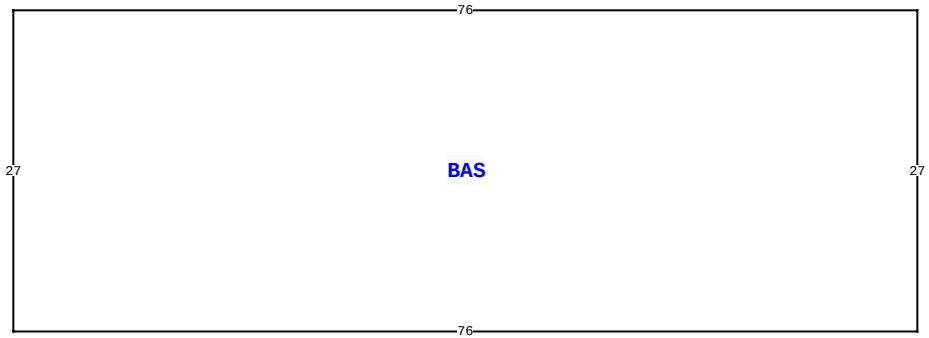
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	36,604
TOTALS	2,052			2,052	36,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	2,052	99.0945	59.46	122,012	1999	1998	0	0	10	60.00	30.00

2 MOBILE HME – 100% - 2013 Heated Area: 2052 HX Base Yr 2013



315 SW RANDOLPH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,604
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		75,604
SOH/AGL Deduction		27,560
ASSESSED VALUE		48,044
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		18,044
TOTAL JUST VALUE		75,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		66,958

SALE:4:1: LOT 4 SANDY PINES

SALE:3:1: SALE FOR VACANT LAND ASSESSED WITH W,S,E

SALE:2:1: GILL'S GIVING UP THIER INTEREST

BLDG:1:1: DELWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35441	M H	500	06/13/2017
14920	M H	125	01/07/1999
13127	M H	75	10/02/1997
9400	M H	125	03/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1245/2203	12/04/2012	WD	U	I	40	60,000
GRANTOR: ROCKY FORD						
GRANTEE: CAPUS G & MELINDA K						
1236/2009	6/04/2012	WD	U	I	12	23,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: ROCKY FORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	100	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	100		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	32,000							

REVIEW DATE 09/18/2017 BY TW Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 07/16/2025 BY SYS