SE1/4 OF NE1/4 EX 540 FT SQ IN N
AT SW COR OF THE SE1/4 OF NE1/4,
816.90 FT, E 540 FT, S 127.27 FT

NORMAN GARRETT/NORMAN SAMANTHA
316 SW HORNET CT
FORT WHITE, FL 32038

2025

14-7S-16-04213-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

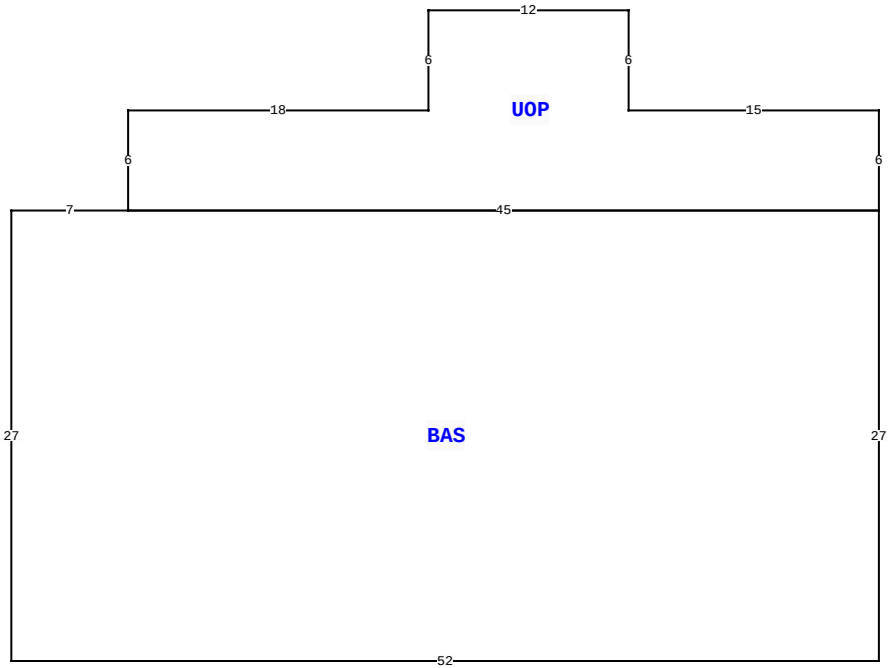
NEIGHBORHOOD/LOC 14716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	144,487
UOP	342	25		86	8,850
TOTALS	1,746			1,490	153,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,490	116.8000	115.63	172,289	2013	2018	0	0	0	11.00	89.00

1 MANUF 2 – 100% - 2025 Heated Area: 1404 HX Base Yr 2025



316 SW HORNET CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,337
TOTAL MARKET OB/XF VALUE		43,840
TOTAL LAND VALUE - MARKET		122,175
TOTAL MARKET VALUE		319,352
SOH/AGL Deduction		0
ASSESSED VALUE		319,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		268,630
TOTAL JUST VALUE		319,352
NCON VALUE		32,400
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050236	Storage Building	50,000	06/27/2024
30917	M H	549	04/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1780	2/12/2024	WD	Q	I	01	326,100

GRANTOR: MORALES MIGDALIA G

GRANTEE: NORMAN GARRETT

0906/0078	4/28/2000	WD	Q	V		50,300

GRANTOR: P SPARKMAN

GRANTEE: NIXY & MIGDALIA MOR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S27 E52 N27 UOP= N6 W15 N6 W12 S6 W18 S6 E45$ W45$.

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	14	20	280.00	UT	9.00	9.00	100	2013	2013	3	100	2,520	
2	0252	LEAN-TO W/	0	100	12	20	240.00	UT	1.50	1.50	100	2013	2013	3	100	360	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	20	240.00	UT	1.50	1.50	100	2013	2013	3	100	360	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
6	0030	BARN,MT	0	100	0	0	1.00	UT	27,000.00	27,000.00	100	2025	2024		100	27,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	5,400.00	5,400.00	100	2025	2024		100	5,400	

LAND DESCRIPTION

TOTAL OB/XF 43,840

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	16.29	AC		1.00	1.00	1.00	7,500.00	7,500.00	122,175							

REVIEW DATE 10/18/2024 BY JB Total Acres: 16.29 Total Land Value: 122,175 Market: 0 Agricultural: 0 Common: 122,175 PRINTED 07/24/2025 BY SYS