SE1/4 OF NE1/4 OF NE1/4.

1178-2669, WD 1423-474,

RODGERS WILLIAM H
577 SW HORNET CT
FORT WHITE, FL 32038-2868

2025

14-7S-16-04215-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

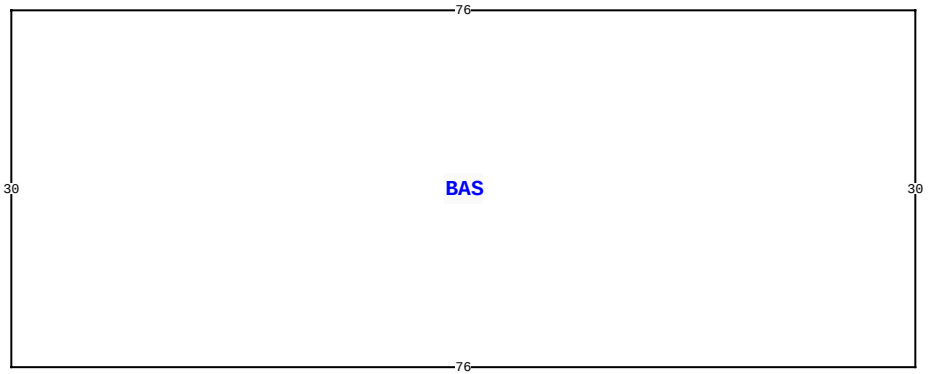
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	14716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	140,862
TOTALS	2,280			2,280	140,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	119.5000	112.33	256,112	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2022 Heated Area: 2280 HX Base Yr 2022



577 SW HORNET CT, 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		140,862
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		249,162
SOH/AGL Deduction		123,876
ASSESSED VALUE		125,286
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,564
TOTAL JUST VALUE		249,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,966

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045173	Electrical Servic	0	08/15/2022
000044695	Electrical Servic	0	06/16/2022
000041462	Mobile Home		04/16/2021
41462			03/04/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1423/0474	10/29/2020	WD	Q	V	01	89,900
GRANTOR: THE GREENBRIER LLC						
GRANTEE: WILLIAM H RODGERS						
1178/2669	7/24/2009	WD	U	V	16	100
GRANTOR: MARK P SULLIVAN						
GRANTEE: THE GREENBRIER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,10] E76 S30 W76 N30 $
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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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 13,300

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 09/19/2022 BY JB Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 07/25/2025 BY SYS