BEG NW COR OF E1/2 OF NW1/4 OF S
ALONG S R/W OF SHILOH RD 150.03
OF A GRD RD, RUN S 1327.44 FT, W

DOUGLAS DAVID W
268 SW DOUGLAS CT
FORT WHITE, FL 32038

2026

14-7S-16-04220-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

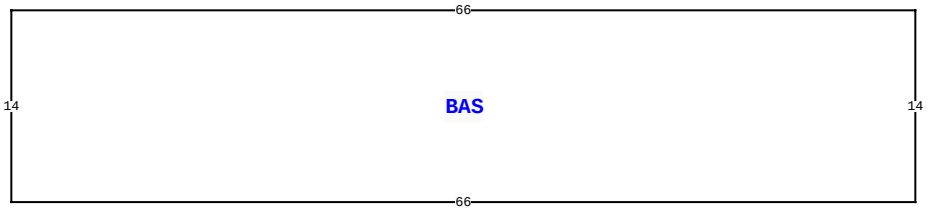
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	924	100		924	25,037
TOTALS	924			924	25,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	112.9000	67.74	62,592	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



268 SW DOUGLAS 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	25,037
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	70,237
SOH/AGL Deduction	1,952
ASSESSED VALUE	68,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,285
TOTAL JUST VALUE	70,237
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31019	M H	0	05/08/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1499/529	9/13/2023	LE	U	I	14	100
GRANTOR: DOUGLAS DAVID W (ENH						
GRANTEE: DOUGLAS HARRIET Y (						
1212/1654	3/23/2011	QC	U	I	14	100
GRANTOR: HARRIET S DOUGLAS (RE						
GRANTEE: DAVID W DOUGLAS (RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	4.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	45,000							

REVIEW DATE 07/07/2015 BY TW Total Acres: 4.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/19/2025 BY SYS