COMM NE COR OF SEC, W 1992.11 FT
458.33 FT, S 350.04 FT, E 458.33
TO POB.

JONES CHRISTOPHER S
344 SW SCENIC CT
FORT WHITE, FL 32038

2026

17-6S-16-03842-051

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 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
Architectual	01	CONV 100
Units		0 100
Quality	05	05

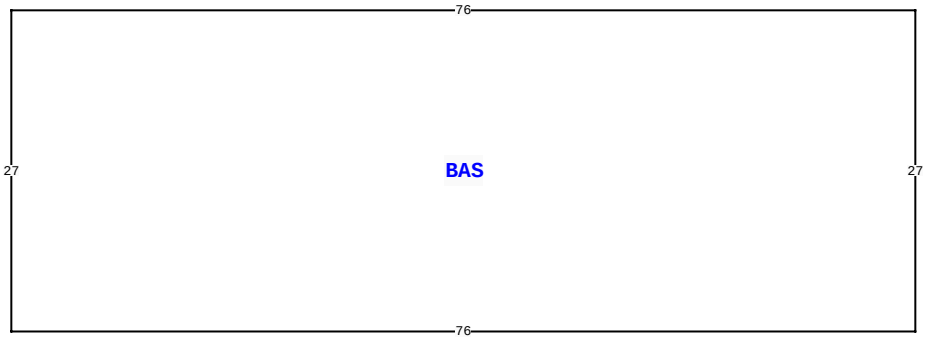
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	77,521
TOTALS	2,052			2,052	77,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	116.6000	69.96	143,558	2007	2007	0	0	0	46.00	54.00

1 MOBILE HME 100% - 2018 Heated Area: 2052 HX Base Yr 2018



346 SW SCENIC CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		77,521
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		36,900
TOTAL MARKET VALUE		122,621
SOH/AGL Deduction		26,854
ASSESSED VALUE		95,767
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,045
TOTAL JUST VALUE		122,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33476	M H	701	10/21/2015
33380	M H	406	09/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/2051	8/27/2025	QC	U	I	11	100
GRANTOR: JONES MELINDA						
GRANTEE: JONES CHRISTOPHER S						
0989/1663	7/24/2003	WD	Q	V	06	100
GRANTOR: P STEPHEN & CAROL AN						
GRANTEE: CHRISTOPHER S & MEL						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	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	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		A-1	0.00	0.00	3.69	AC		1.00	1.00	1.00	10,000.00	10,000.00	36,900							

REVIEW DATE 12/28/2015 BY JS Total Acres: 3.69 Total Land Value: 36,900 Market: 0 Agricultural: 0 Common: 36,900 PRINTED 11/07/2025 BY SYS