LOT 13 PALAWAN ESTATES S/D.
594-765, 652-293, 777-1433, 786-

SOUZA ALLEN AKA ALLEN EARL SOUZA/ZORRO CINDY ANN
157 SW PALAWAN GLN
FORT WHITE, FL 32038

2026

17-6S-16-03852-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

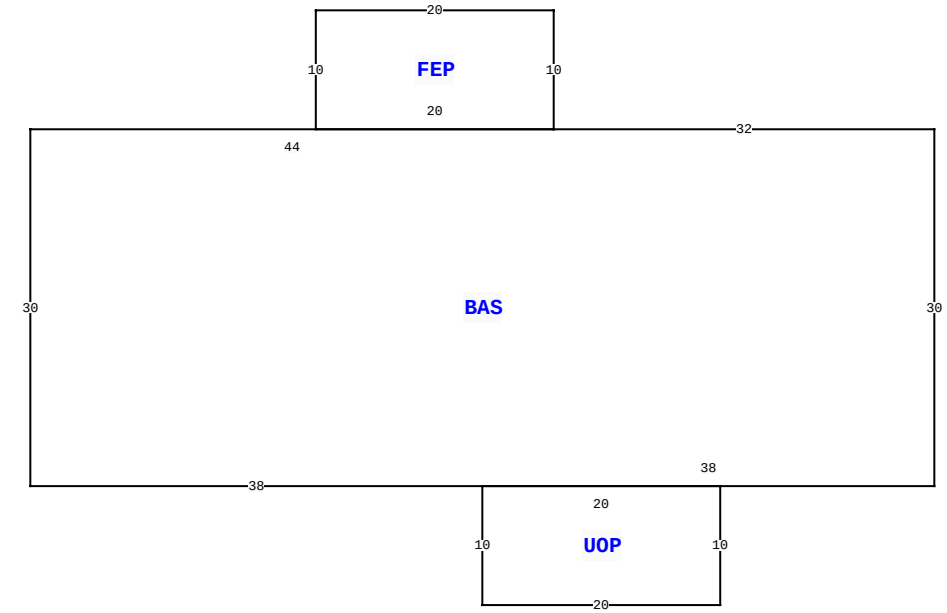
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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	17616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	147,483
FEP	200	85		170	10,997
UOP	200	25		50	3,235
TOTALS	2,680			2,500	161,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,500	118.8000	117.61	294,025	2006	2006	0	0	0	45.00	55.00

2 MANUF 2 0% - 2021 Heated Area: 2280 HX Base Yr



157 SW PALAWAN GLN, 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	161,714
TOTAL MARKET OB/XF VALUE	16,090
TOTAL LAND VALUE - MARKET	40,400
TOTAL MARKET VALUE	218,204
SOH/AGL Deduction	0
ASSESSED VALUE	218,204
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,204
TOTAL JUST VALUE	218,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24486	M H	300	05/09/2006
7990	M H	125	01/21/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/2400	5/16/2025	WD	Q	I	01	310,000
GRANTOR: PLOURDE DONALD D						
GRANTEE: SOUZA ALLEN AKA ALL						
1414/1525	6/16/2020	WD	U	I	30	100
GRANTOR: DONALD D & CHERYL L P						
GRANTEE: DONALD D & CHERYL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FEP= N10 W20 S10 E20$ W44 S30 E38 UOP= S10 E20 N10 W20$ E38 N30$.

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	24	30	720.00	UT	7.00	7.00	100	2006	2006	3	100	5,040	
2	0070	CARPORT UF	0	0	18	25	450.00	UT	3.00	3.00	100	2006	2006	3	100	1,350	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
5	0251	LEAN TO W/	0	0	10	30	300.00	UT	5.00	5.00	100	2008	2008	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 16,090

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	4.04	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,400							

REVIEW DATE 06/20/2025 BY TP Total Acres: 4.04 Total Land Value: 40,400 Market: 0 Agricultural: 0 Common: 40,400 PRINTED 11/07/2025 BY SYS