LOT 17 COLUMBIA ACRES S/D.
538-609, 668-138, 793-950, 833-2

GIBSON JOANNE MORGAN
217 SW QUAIL PL
FORT WHITE, FL 32038

2026

17-7S-17-10012-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

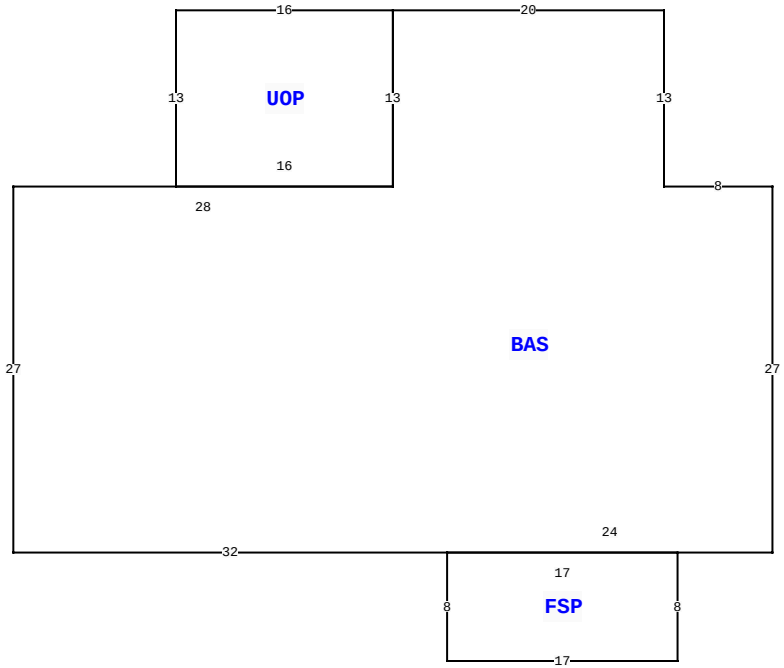
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	17717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100		1,772	102,518
FSP	136	40		54	3,124
UOP	208	25		52	3,009
TOTALS	2,116			1,878	108,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,878	111.9000	105.19	197,547	1997	1997	0	0	0	45.00	55.00

2 MANUF 1 100% - 2002 Heated Area: 1772 HX Base Yr 2002



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/07/2025 MLU
AG DATE	

217 SW QUAIL PL, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		108,651
TOTAL MARKET OB/XF VALUE		8,588
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		172,239
SOH/AGL Deduction		97,836
ASSESSED VALUE		74,403
TOTAL EXEMPTION VALUE	HX HB WX	54,403
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		172,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11859	M H	125	11/14/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1473/1293	6/03/2022	LE	U	I	14	100
GRANTOR: GIBSON JOANNE MORGAN						
GRANTEE: GIBSON JOANNE MORGA						
1322/1754	9/16/2016	LE	U	I	14	100
GRANTOR: JOANNE MORGAN GIBSON						
GRANTEE: MARLA COPELAND ESTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 N13 W20 UOP= W16 S13E16 N13$ S13 W28 S27 E32 FSP= S8 E17 N8 W17$ E24N27$.

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	100	8	8	1.00	UT	0.00	0.00	100	1994	1994	3	100	288	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 8,588

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 12/11/2017 BY DF Total Acres: 5.15 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS