LOT 29 ICHETUCKNEE MEADOWS S/D.
852-1968, DC D GARLEY 949-1733,

WAGONER HUBERT M
304 SW JENSEN LN
FORT WHITE, FL 32038

2026

18-6S-16-03865-029

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

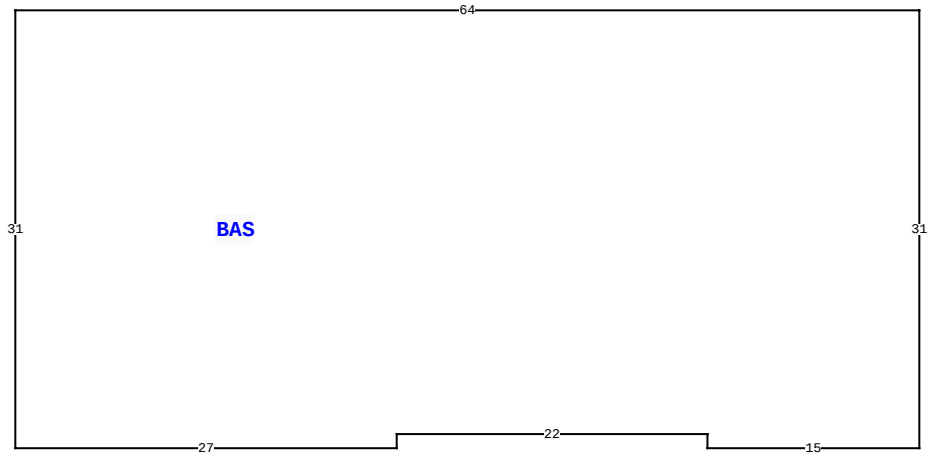
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	115,539
TOTALS	1,962			1,962	115,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,962	113.9000	107.07	210,071	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1962 HX Base Yr



304 SW JENSEN LN, 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	115,539
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	178,339
SOH/AGL Deduction	33,850
ASSESSED VALUE	144,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,489
TOTAL JUST VALUE	178,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21536	M H	393	02/20/2004
14245	PUMP/UTPOL	30	07/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0996/0763	9/26/2003	WD	Q	V		21,000
GRANTOR: JOSEPH S GARLEY						
GRANTEE: HUBERT M & CAROLE S						
0852/1968	1/15/1998	WD	Q	V		15,000
GRANTOR: GIBSON						
GRANTEE: GARLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E27 N1 E22 S1 E15 N31$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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

REVIEW DATE 06/02/2015 BY TW Total Acres: 5.06 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS