LOT 66 CEDAR SPRING SHORES RE-PL
684-46, 912-2075, FJ 1306-1375,

HENDRIX DALLAS S/HENDRIX JACLYN S
198 SW CARMINE WAY
FORT WHITE, FL 32038

2026

18-7S-16-04236-141

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 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
Quality	03	03

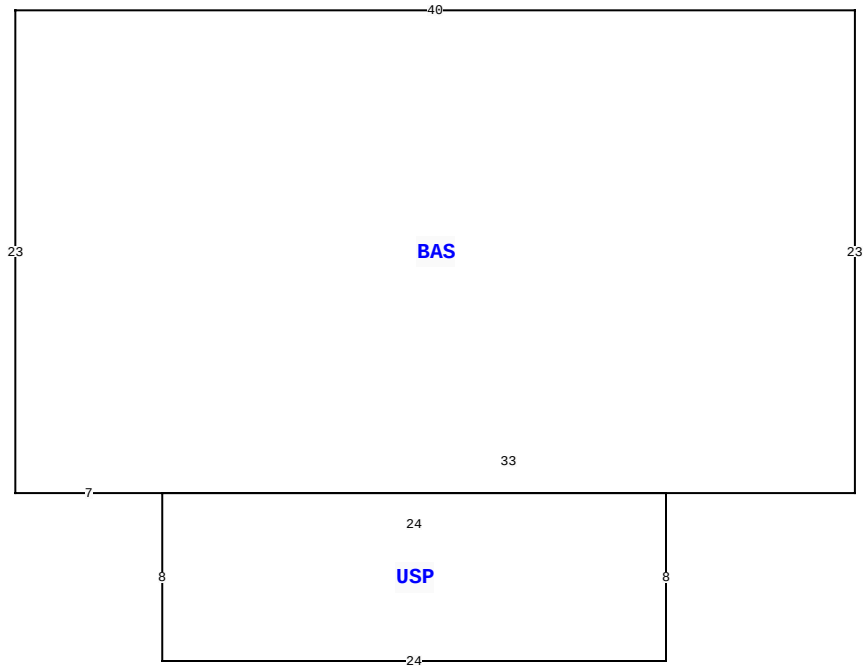
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18716.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	22,040
USP	192	35		67	1,605
TOTALS	1,112			987	23,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	987	99.8100	59.89	59,111	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 920 HX Base Yr



198 SW CARMINE WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,644
TOTAL MARKET OB/XF VALUE	4,340
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	52,984
SOH/AGL Deduction	9,715
ASSESSED VALUE	43,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,269
TOTAL JUST VALUE	52,984
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,984

XFOB:2:1: SPRI MH

SALE:1:1: LOT 66 CEDAR SPRING SHORES REPLAT.

LAND:1:1: 1.52 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1363/1463	5/21/2018	QC	U	I	11	100
GRANTOR: PAUL M SWANN						
GRANTEE: DALLAS S & JACLYN S						
0912/2075	6/29/1998	WD	U	V		100
GRANTOR: STEPHANIE MARZANO						
GRANTEE: PAUL M OR SHEILA JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E7 USP= S8 E24 N8 W24$ E33 N23$.

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	2009	2009	3	100	800	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2009	2009	3	100	540	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/14/2015 BY TW Total Acres: 1.52 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 10/06/2025 BY SYS