COMM NE COR OF E1/2 OF NE1/4 OF
FT TO POB, CONT S 210 FT, W 210
210 FT TO POB. ALSO, COMM NE COR

LAM FRANK E
2672 SW COUNTY RD 778
FORT WHITE, FL 32038

2026

18-7S-17-10014-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

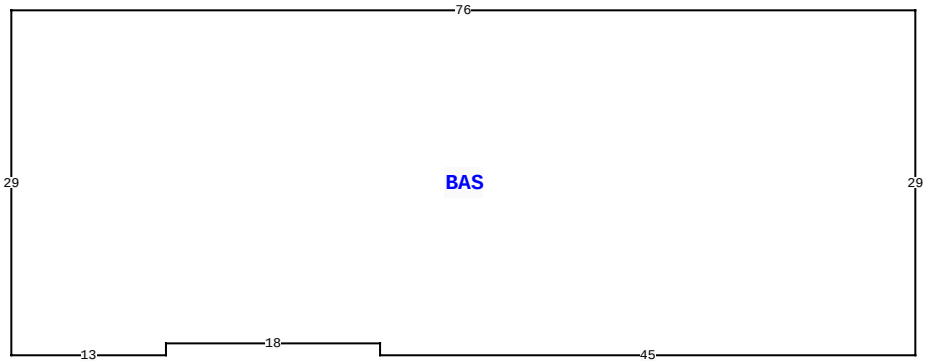
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0201	MODULAR HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100		2,186	115,926
TOTALS	2,186			2,186	115,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	01	2,186	104.8000	96.42	210,774	2004	2004	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2005 Heated Area: 2186 HX Base Yr 2005



2672 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,926
TOTAL MARKET OB/XF VALUE		8,950
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		145,576
SOH/AGL Deduction		34,845
ASSESSED VALUE		110,731
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		55,009
TOTAL JUST VALUE		145,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1509/2033	3/06/2024	WD	U	I	11	100
GRANTOR: LAM FRANK						
GRANTEE: LAM FRANK						
1278/2371	8/01/2014	QC	U	V	11	100
GRANTOR: LINDA & GEOFFERY GAVE						
GRANTEE: FRANK & GWENDOLYN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E13 N1 E18 S1 E45 N29$.

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	2004	2004	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	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 8,950

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	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.38	AC		1.00	1.00	1.00	15,000.00	15,000.00	5,700							

REVIEW DATE 12/12/2017 BY DF Total Acres: 1.38 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 11/21/2025 BY SYS