COMM AT SE COR OF NW1/4 OF NW1/4
W 584 FT, N 521.17 FT FOR POB, C
140 FT, E 184 FT, S 140 FT, W 18

SHIPPEY RODNEY VAN
316 SW SEDONA CT
FORT WHITE, FL 32038

2026

18-7S-17-10017-015

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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

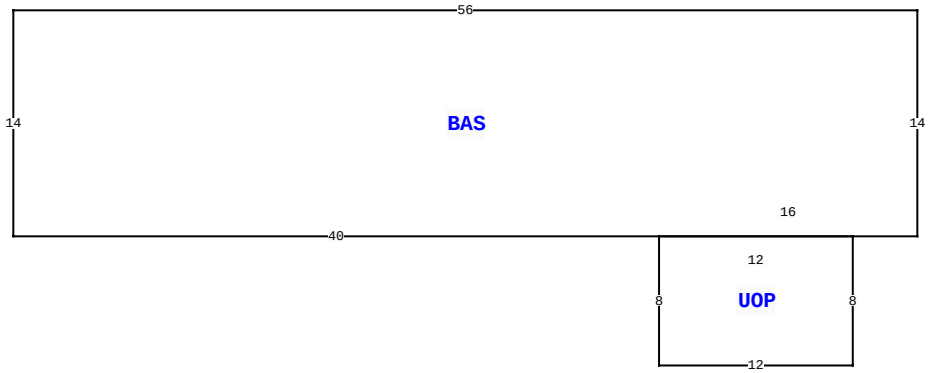
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 18717.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,867
UOP	96	25		24	639
TOTALS	880			808	21,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	808	110.9000	66.54	53,764	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 784 HX Base Yr 2009



316 SW SEDONA CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,506
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		34,806
SOH/AGL Deduction		14,711
ASSESSED VALUE		20,095
TOTAL EXEMPTION VALUE	HX HB	20,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		34,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1121/0613	6/06/2007	WD	Q	V	01	100

GRANTOR: GAVERE
GRANTEE: SHIPPEY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E40 UOP= S8 E12 N8 W12$ E16 N14$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0.60	AC		1.00	1.00	1.40	15,000.00	21,000.00	12,600							

REVIEW DATE 12/14/2017 BY DF Total Acres: 0.60 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 10/06/2025 BY SYS