W1/2 OF NE1/4 OF NW1/4 OF
SW1/4 EX N 30 FT FOR RD R/W.
410-460, WD 1064-134, WD 1385-

SUGAR CAMP RANCH LLC
387 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2026

19-6S-17-09698-001

BUILDING CHARACTERISTICS

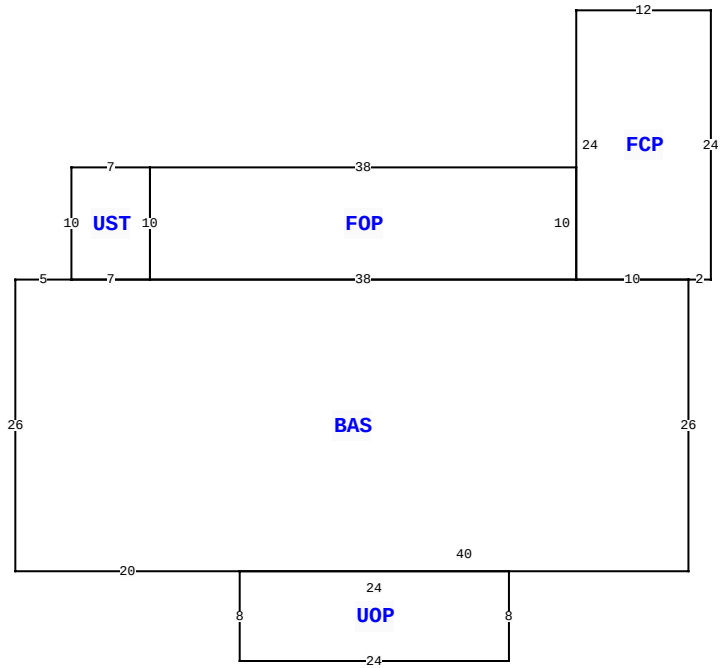
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	19617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	95,169
FCP	288	25		72	4,392
FOP	380	35		133	8,114
UOP	192	25		48	2,928
UST	70	45		32	1,952
TOTALS	2,490			1,845	112,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,845	118.0000	110.92	204,647	1985	1985	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1560 HX Base Yr



880 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,556
TOTAL MARKET OB/XF VALUE	19,740
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	180,296
SOH/AGL Deduction	16,827
ASSESSED VALUE	163,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,469
TOTAL JUST VALUE	180,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,296

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/2680	6/03/2019	WD	Q	I	01	80,000
GRANTOR: WILLIAM & MADELINE M						
GRANTEE: SUGAR CAMP RANCH LL						
1064/0134	10/28/2005	WD	Q	I		150,000
GRANTOR: TOMMIE & FRANCES RICH						
GRANTEE: WILLIAM & MADELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 S26 E20 UOP= S8 E24 N8 W24$ E40 N26 FCP= E2 N24 W12 S24 E10$ W10 FOP= N10 W38S10 E38$ W38 UST= N10 W7 S10 E7$ W7$.

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	0	8	6	48.00	UT	5.00	5.00	100	0	0	3	100	240	
2	0060	CARPORT F	0	0	20	16	320.00	UT	5.00	5.00	100	0	0	3	100	1,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	40	35	1,400.00	UT	3.00	3.00	50	0	0	3	50	2,100	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0265	PRCH,UEP	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,400	
8	0327	STABLES-SM	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
9	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 19,740

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	4.80	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,000							

REVIEW DATE 10/18/2017 BY BC Total Acres: 4.80 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2025 BY SYS