COMM NE COR OF SEC, W 2282.23 FT
1320.72 FT, W 171.35 FT, NW 182.
FT, E 312.62 FT TO POB.

JOHNSON WANDA
2291 SW US HWY 27
FORT WHITE, FL 32038

2026

19-7S-17-10023-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

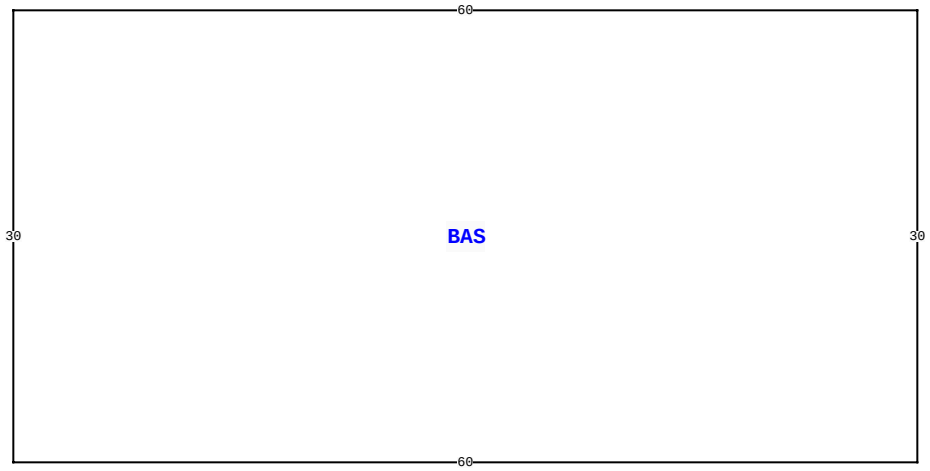
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	19717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	195,691
TOTALS	1,800			1,800	195,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,800	113.5000	116.90	210,420	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2022 Heated Area: 1800 HX Base Yr 2022



2291 SW US HIGHWAY 27, 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		195,691
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		43,748
TOTAL MARKET VALUE		246,439
SOH/AGL Deduction		60,894
ASSESSED VALUE		185,545
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		134,823
TOTAL JUST VALUE		246,439
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1	6/02/2021	QC	U	V	11	100

GRANTOR: FIESLER HENRIETTA
GRANTEE: JOHNSON WANDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=20,14] E60 S30 W60 N30 $
.

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	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 7,000

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	9.21	AC		1.00	1.00	0.50	9,500.00	4,750.00	43,748							

REVIEW DATE 07/27/2021 BY JB Total Acres: 9.21 Total Land Value: 43,748 Market: 0 Agricultural: 0 Common: 43,748 PRINTED 11/19/2025 BY SYS