

COMM SE COR, RUN W 515.46 FT TO
NW ALONG R/W 1600 FT FOR POB, CO
FT, NE 550 FT, SE 398.07 FT, SW

LABRIE MICHAEL J/LABRIE LYND A
165 SW BENJAMIN PLACE
FORT WHITE, FL 32038

2026

19-7S-17-10026-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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		02
NEIGHBORHOOD/LOC	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	13,122
TOTALS	644			644	13,122

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.39	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	644	84.9000	50.94	32,805	1993	1993	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2017 Heated Area: 644 HX Base Yr 2017											
165 SW BENJAMIN PL, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/15/2024 MLU											

TOTAL OB/XF											
7,400											

COLUMBIA COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 13,122											
TOTAL MARKET OB/XF VALUE 7,400											
TOTAL LAND VALUE - MARKET 53,900											
TOTAL MARKET VALUE 74,422											
SOH/AGL Deduction 28,551											
ASSESSED VALUE 45,871											
TOTAL EXEMPTION VALUE HX HB 25,000											
BASE TAXABLE VALUE 20,871											
TOTAL JUST VALUE 74,422											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 74,422											
PRMT:1:1: 14X60											
XFOB:1:1: FLEETWOOD MH											
PERMIT NUM DESCRIPTION AMT ISSUED											
6952 M H 60 03/18/1993											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE											
1328/0838 12/28/2016 WD Q I 01 49,500											
GRANTOR: SHARON FLACK (UNREMAR											
GRANTEE: MICHAEL J & LYND A											
1154/2762 7/10/2008 WD Q I 72,000											
GRANTOR: TERRY UNDERWOOD											
GRANTEE: TERRY & SHARON FLAC											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W46 S14 E46 N14\$.											