W1/2 OF NW1/4 OF NW1/4, EX W 327
365-698, WD 1338-1517, WD 1496-2

BUSCARINO PAUL TRUST
711 SW CAIN GLN
FORT WHITE, FL 32038

2026

20-6S-16-03894-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

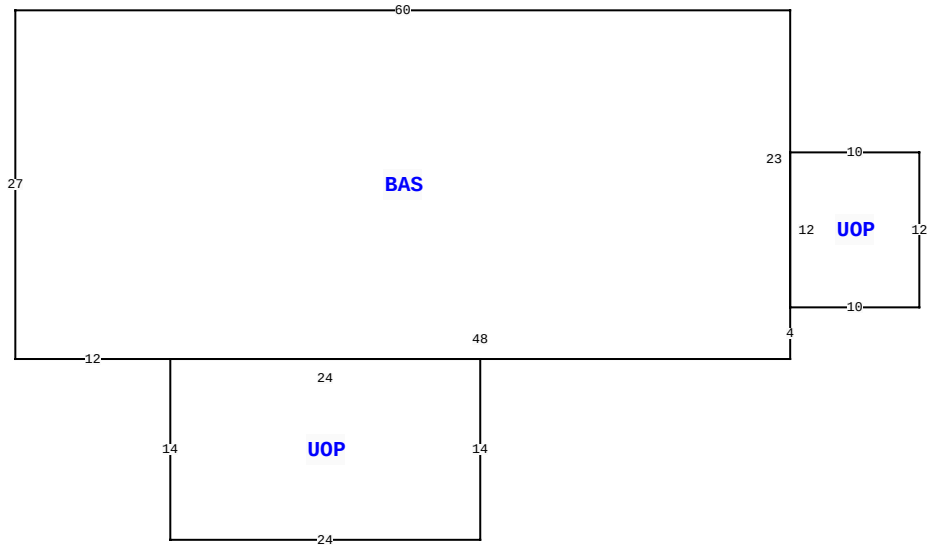
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	97,074
UOP	120	25		30	1,798
UOP	336	25		84	5,034
TOTALS	2,076			1,734	103,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,734	115.9000	108.95	188,919	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2024 Heated Area: 1620 HX Base Yr 2024



709 SW CAIN GLN, 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		103,905
TOTAL MARKET OB/XF VALUE		10,640
TOTAL LAND VALUE - MARKET		94,715
TOTAL MARKET VALUE		209,260
SOH/AGL Deduction		2,721
ASSESSED VALUE		206,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,817
TOTAL JUST VALUE		209,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,260

LAND:1:1: CHANGED AC PER SURVEY

BLDG:1:1: ELCONA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051508	Roof Replacement	8,500	11/14/2024
22864	M H	358	03/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2522	12/18/2023	TR	U	I	11	100
GRANTOR: BUSTON ANNE B AS TRUS						
GRANTEE: BUSCARINO PAUL TRUS						
1503/1279	11/27/2023	TR	U	I	11	100
GRANTOR: BUSCARINO AUTILIA TRU						
GRANTEE: BUSCARINO PAUL TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E12 UOP= S14 E24 N14 W24$ E48 N4 UOP= E10 N12 W10 S12$ N23$.

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	2005	2005	3	100	1,200	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2005	2005	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,640

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	9.97	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,715							

REVIEW DATE 01/02/2025 BY JS Total Acres: 9.97 Total Land Value: 94,715 Market: 0 Agricultural: 0 Common: 94,715 PRINTED 11/07/2025 BY SYS