1 AC SQ IN SW COR OF FOLLOWING
DESC: BEG SE COR OF NW1/4 OF
NW1/4, RUN W 662 FT, N 362 FT,

HELM BRENDA
P O BOX 103
FT WHITE, FL 32038-0103

2026

20-6S-16-03895-002

COLUMBIA COUNTY PROPERTY

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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

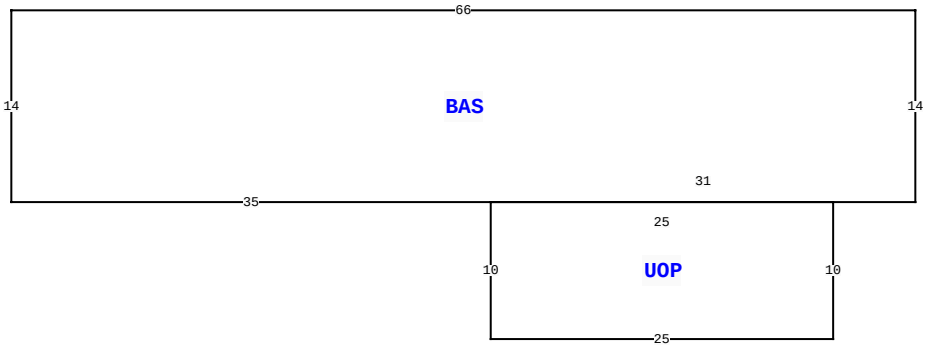
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,615
UOP	250	25		62	1,182
TOTALS	1,174			986	18,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	986	79.4295	47.66	46,993	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 924 HX Base Yr 2003



741 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		18,797
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		12,600
TOTAL MARKET VALUE		38,997
SOH/AGL Deduction		13,857
ASSESSED VALUE		25,140
TOTAL EXEMPTION VALUE	HX HB WX	25,140
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		38,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0947/1309	12/31/2001	WD	Q	V	01	100

GRANTOR: JOANN C DIALS INDIV &
GRANTEE: BRENDA HELM

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E35 UOP= S10 E25 N10 W25$ E31 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	0296	SHED METAL	0	100	10	8	1.00	UT	0.00	0.00	100	2002	2002	3	100	200	
2	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	2002	2002	3	100	300	
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	100	

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	1.00	AC		1.00	1.00	0.90	14,000.00	12,600.00	12,600							

REVIEW DATE 06/03/2015 BY DF Total Acres: 1.00 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 11/07/2025 BY SYS