BEG NW COR OF S1/2 OF GOVT LOT 2
FT, S 287.23 FT, W 334.72 FT, N
FT, N 140.73 FT TO POB.

POLLACK MATTHEW A
6153 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2026

20-7S-16-04264-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

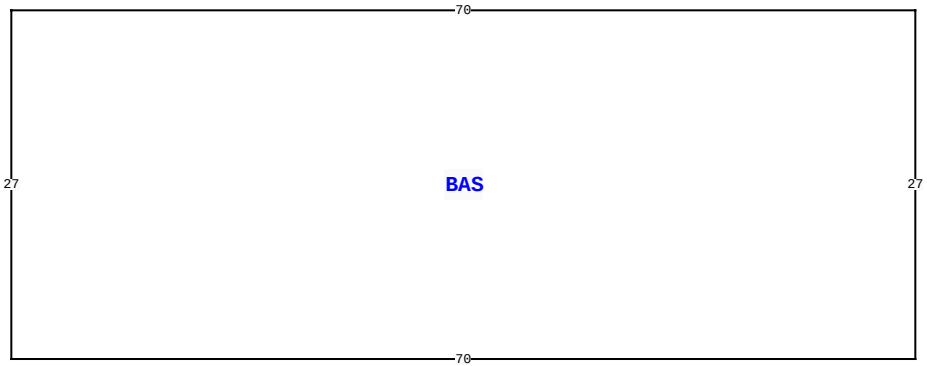
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	20716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	116,798
TOTALS	1,890			1,890	116,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,890	113.5000	112.36	212,360	1995	1995	0	0	0	45.00	55.00

1 MANUF 2 100% - 2022 Heated Area: 1890 HX Base Yr 2022



6153 SW COUNTY ROAD 138 , 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		116,798
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		41,440
TOTAL MARKET VALUE		165,238
SOH/AGL Deduction		43,396
ASSESSED VALUE		121,842
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,120
TOTAL JUST VALUE		165,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041972	Mobile Home		05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1343	1/18/2021	QC	U	V	11	100
GRANTOR: MCQUAIG DANIEL R						
GRANTEE: POLLACK MATTHEW A						
0960/2361	8/19/2002	WD	Q	V	06	8,500
GRANTOR: SHARON BROWN ETAL						
GRANTEE: D MCQUAIG (FAMILY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=18,12] E70 S27 W70 N27 $
.

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	2.96	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,440							

REVIEW DATE 07/23/2021 BY JB Total Acres: 2.96 Total Land Value: 41,440 Market: 0 Agricultural: 0 Common: 41,440 PRINTED 11/12/2025 BY SYS