LOT 5 COLUMBIA CITY HOMESITES UN

859-317, WD 1019-1398, WD 1019-1

VAUGHN KATLYNN/CORMIER JEFFERY SCOTT
10684 SW STATE ROAD 47
FORT WHITE, FL 32038

2026

22-5S-16-03693-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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

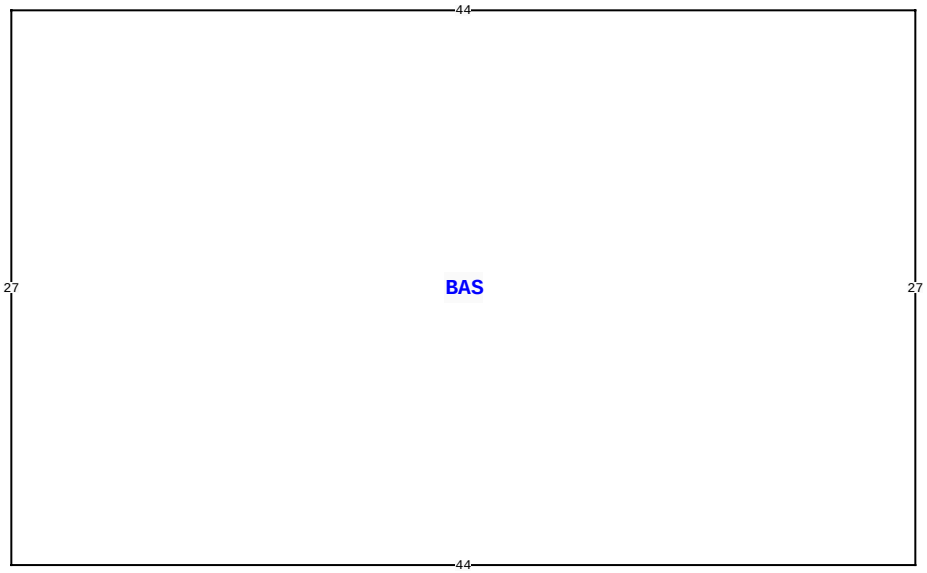
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	70,018
TOTALS	1,188			1,188	70,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,188	114.0000	107.16	127,306	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1188 HX Base Yr 2022



10684 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,018
TOTAL MARKET OB/XF VALUE		9,813
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		89,331
SOH/AGL Deduction		22,416
ASSESSED VALUE		66,915
TOTAL EXEMPTION VALUE	HX HB	41,915
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		89,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18031	M H	125	03/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/89	11/01/2021	WD	U	I	11	100
GRANTOR: CORMIER JEFFERY SCOTT						
GRANTEE: VAUGHN KETLYNN						
1416/1297	7/31/2020	LE	U	I	14	100
GRANTOR: JEFFERY SCOTT CORMIER						
GRANTEE: KATLYNN VAUGHN (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E44 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	0294	SHED WOOD/	0	100	12	16	192.00	UT	14.00	14.00	60	2005	2005	3	60	1,613	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
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	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,813

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	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 10/29/2019 BY BC Total Acres: 0.50 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/21/2025 BY SYS