LOT 16 COLUMBIA CITY HOMESITES U

859-317, AG 1023-1435, WD 1060-1

HORNER DEBORAH L
10238 SW STATE RD 47
FORT WHITE, FL 32038-4282

2026

22-5S-16-03693-116

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

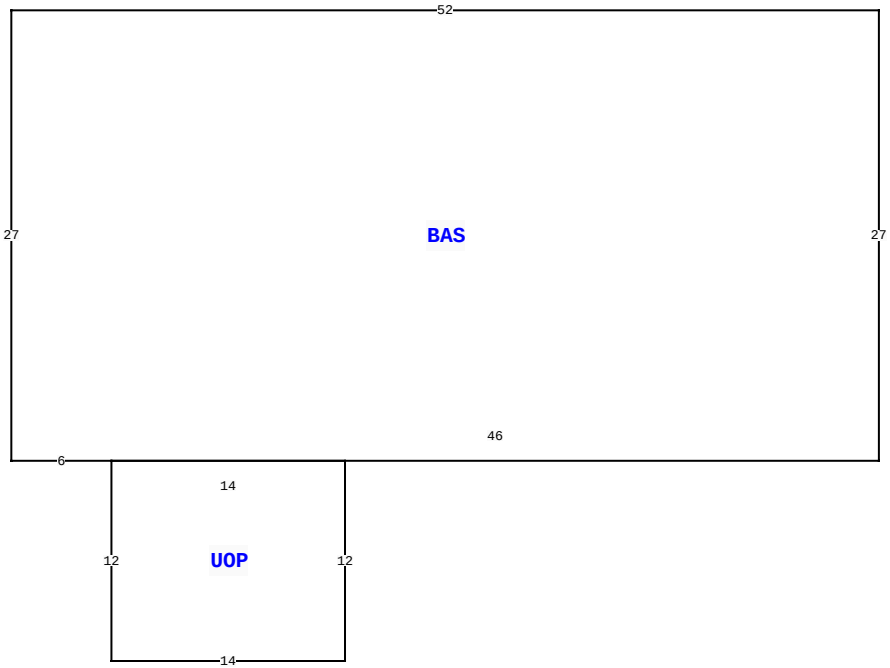
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22516.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,201
UOP	168	25		42	2,519
TOTALS	1,572			1,446	86,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,446	116.0000	109.04	157,672	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2019 Heated Area: 1404 HX Base Yr 2019



10238 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		86,720
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		103,720
SOH/AGL Deduction		49,317
ASSESSED VALUE		54,403
TOTAL EXEMPTION VALUE	HX HB	29,403
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17829	M H	125	01/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/1794	3/07/2018	WD	U	I	12	35,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: DEBORAH L HORNER						
1357/1789	3/07/2018	QC	U	I	11	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SELENE FINANCE LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E6 UOP= S12 E14 N12 W14$ E46 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	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 7,500

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