E1/2 OF NE1/4 OF SE1/4 OF NW1/4.
769-1712, PB 1386-2461, QC 1499-

SHORT LAWRENCE HENRY
9150 NW 177TH PL
FANNING SPRINGS, FL 32693

2026

22-7S-16-04285-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

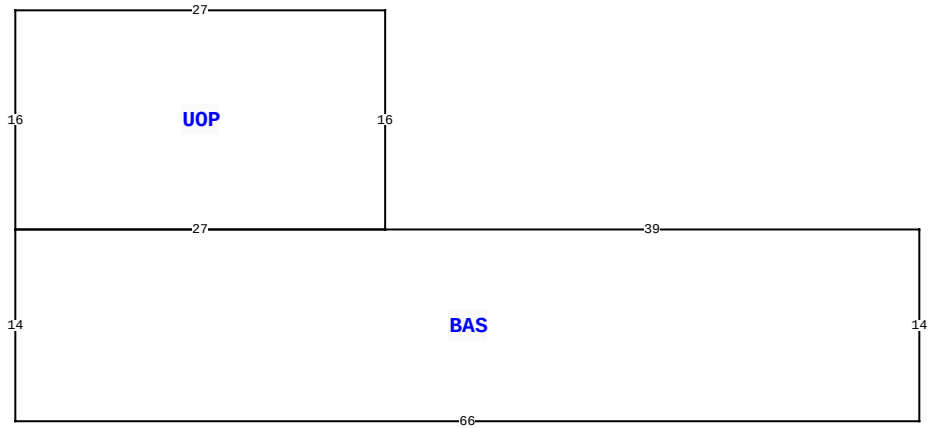
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,506
UOP	432	25		108	1,929
TOTALS	1,356			1,032	18,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,032	74.4390	44.66	46,089	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



621 SW GRANDPA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	18,436
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	75,536
SOH/AGL Deduction	0
ASSESSED VALUE	75,536
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,536
TOTAL JUST VALUE	75,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,536

XFOB:1:1: SEVILLE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/10	7/01/2019	QC	U	I	11	100
GRANTOR: COVINGTON TONDA LYNN						
GRANTEE: SHORT LAWRENCE HENR						
1386/2461	6/14/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT(MAXINE						
GRANTEE: TONDA COVINGTON & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 UOP= N16 W27 S16 E27$ W27 S14 E66 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	0102	C	SFR/MH	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/07/2015 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/10/2025 BY SYS