BEG 20 FT N & 315 FT E OF SW COR
N 210 FT, E 210 FT, S 210 FT TO
CO GRD RD, W ALONG R/W 210 FT TO

SCUDDER ASHLEY BREANNE
768 SW HORSEHSOE LOOP
FT WHITE, FL 32038

2026

22-7S-16-04291-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

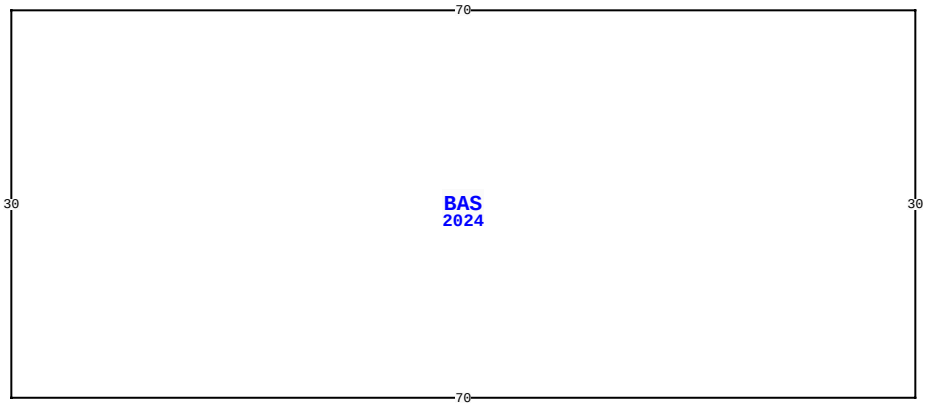
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 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	22716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2024	2,100	220,200
TOTALS	2,100			2,100	220,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,100	115.0000	108.10	227,010	2023	2023	0	0	0	3.00	97.00

1 MANUF 1 100% - 2025 Heated Area: 2100 HX Base Yr 2025



768 SW HORSESHOE LOOP, 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		220,200
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		241,200
SOH/AGL Deduction		51,501
ASSESSED VALUE		189,699
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		138,977
TOTAL JUST VALUE		241,200
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,470

SALE:1:1: INC WELL & SEPTIC TANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047682	Mobile Home		07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/1842	11/15/2024	WD	Q	I	01	272,200
GRANTOR: TABER ROBERT						
GRANTEE: SCUDDER ASHLEY BREA						
1494/337	6/16/2023	WD	Q	I	01	20,000
GRANTOR: SPONAUGLE JACKIE						
GRANTEE: TABER ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,17] E70 S30 W70 N30 $
.

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	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 12/04/2024 BY TP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/12/2025 BY SYS