S1/2 OF SE1/4 OF NE1/4 OF SE 1/4
395-8, 570-342, 914-2317, QC 126

AVERY TONYA L
180 SW HORSESHOE LOOP
FORT WHITE, FL 32038

2026

22-7S-16-04291-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

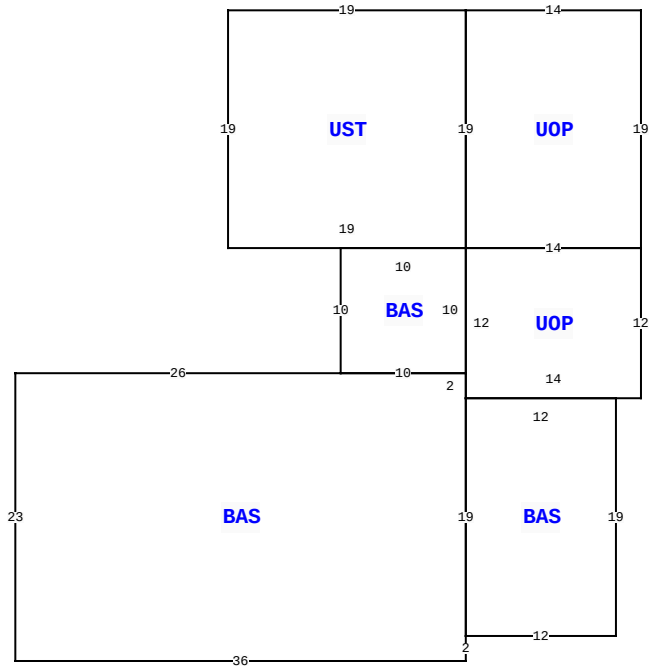
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	1,826
BAS	228	100		228	4,162
BAS	828	100		828	15,116
UOP	168	25		42	767
UOP	266	25		66	1,205
UST	361	45		162	2,958
TOTALS	1,951			1,426	26,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,426	76.0590	45.64	65,083	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1156 HX Base Yr 2023



180 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		26,033
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		17,500
TOTAL MARKET VALUE		50,533
SOH/AGL Deduction		8,525
ASSESSED VALUE		42,008
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,008
TOTAL JUST VALUE		50,533
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,533

XFOB:6:1: OMNI/DESTINY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047067	Electrical Servic	0	04/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/341	12/29/2022	WD	P	I	98	65,000
GRANTOR: BOYLE SEAN						
GRANTEE: AVERY TONYA L						
1328/2161	12/15/2016	WD	U	I	12	5,700
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SEAN M BOYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S23 E36 N2 BAS= E12N19 W12 S19$ N19 UOP= E14 N12W14 S12$ N2 BAS= N10 UOP= E14 N19 W14 S19$ UST= N19 W19 S19 E19$ W10 S10 E10 $ W10$.

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	1.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	17,500							

REVIEW DATE 07/07/2015 BY DF Total Acres: 1.25 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/12/2025 BY SYS