

COMM SW COR OF W1/2 OF NW1/4 OF
FT. E 12.07 FT TO E MAINT R/W OF
CONT E 317.25 FT FOR POB, CONT E

STEELE CAROL
171 SW AUTUMN GLN
FORT WHITE, FL 32038

2026

24-7S-16-04310-007



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	05 05		
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	69,805
TOTALS	1,216			1,216	69,805

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.98

REVIEW DATE 08/18/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,216	113.9000	68.34	83,101	1998	2017	0	0	0 16.00	84.00	
1 MOBILE HME 100% - 2020 Heated Area: 1216 HX Base Yr 2020												
16 76 BAS 16 76												
171 SW AUTUMN GLN, FORT WHITE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

L N	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	

TOTAL OB/XF										7,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.98	AC		1.00	1.00	1.00	14,000.00	14,000.00

Total Acres: 1.98 Total Land Value: 27,720 Market: 0 Agricultural: 0 Common: 27,720

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													

VALUATION BY		STANDARD										
Tax Group: 3		Tax Dist:										
BUILDING MARKET VALUE		69,805										
TOTAL MARKET OB/XF VALUE		7,000										
TOTAL LAND VALUE - MARKET		27,720										
TOTAL MARKET VALUE		104,525										
SOH/AGL Deduction		30,979										
ASSESSED VALUE		73,546										
TOTAL EXEMPTION VALUE		HX HB 48,546										
BASE TAXABLE VALUE		25,000										
TOTAL JUST VALUE		104,525										
NCON VALUE		0										
INCOME VALUE												
PREVIOUS YEAR MKT VALUE		106,187										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36106	M H	669	12/15/2017
18817	M H	125	10/10/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1545/1352	7/10/2025	WD	Q	I	01	175,000	
GRANTOR: TAYLOR PHILLIP DAVID							
GRANTEE: STEELE CAROL							
1347/2417	11/13/2017	QC	U	V	11	100	
GRANTOR: ARICK ANDREW MCKENZIE							
GRANTEE: PHILLIP DAVID TAYLO							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W76 S16 E76 N16\$.																

PRINTED 11/18/2025 BY SYS