W1/2 OF NW1/4 OF NE1/4 OF NE1/4.
908-1687, 963-815, CT 1261-1298,

WOCKENFUSS JOSHUA/WOCKENFUSS BECKY
181 SW HIDDEN CT
FORT WHITE, FL 32038

2026

24-7S-16-04310-012

BUILDING CHARACTERISTICS

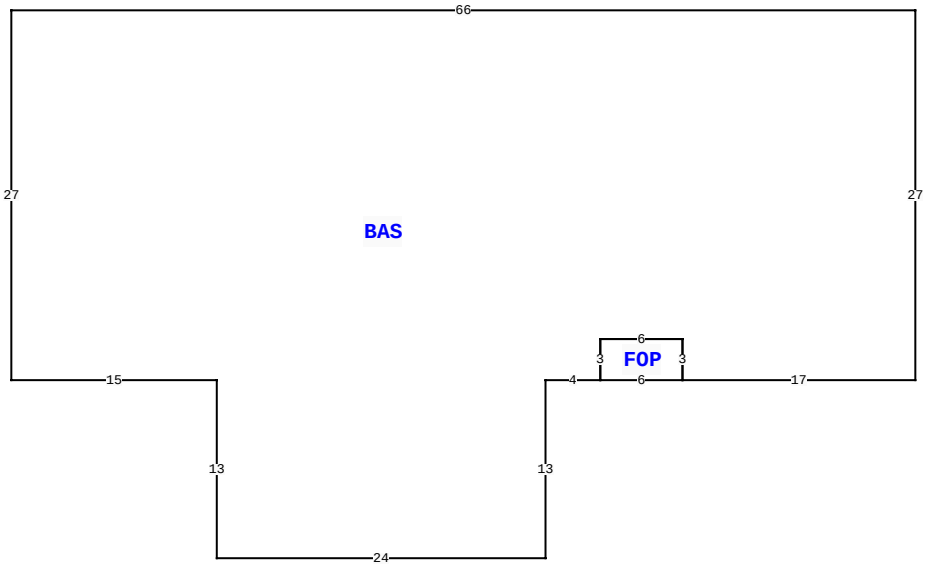
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100		2,076	188,178
FOP	18	35		6	544
TOTALS	2,094			2,082	188,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,082	115.9000	114.74	238,889	2003	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2024 Heated Area: 2076 HX Base Yr 2024



181 SW HIDDEN CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,722
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		247,172
SOH/AGL Deduction		0
ASSESSED VALUE		247,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,450
TOTAL JUST VALUE		247,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046464	Roof Replacement	10,000	02/07/2023
20301	M H	125	01/08/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2057	1/25/2023	WD	Q	I	01	275,000
GRANTOR: TRICE BRADLEY						
GRANTEE: WOCKENFUSS JOSHUA						
1294/2024	5/15/2015	WD	U	I	12	67,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRADLEY & MELINDA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E15 S13 E24 N13 E4 FOP= E6 N3 W6 S3$ N3 E6 S3 E17 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	2010	2010	3	100	50	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	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 8,250

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			0.00	0.00	5.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,200							

REVIEW DATE 02/28/2023 BY ME Total Acres: 5.02 Total Land Value: 50,200 Market: 0 Agricultural: 0 Common: 50,200 PRINTED 11/18/2025 BY SYS