

SW1/4 OF SE1/4, EX W 796.03 FT &
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THE S 924 FT.

GENTRY STEVEN/GENTRY LAUREN
580 SW UNITY CT
FORT WHITE, FL 32038

2026

24-7S-16-04314-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN 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	04	04 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0200MOBILE 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	1,568	100		1,568	105,135
UOP	200	25		50	3,353
UOP	600	25		150	10,058
TOTALS	2,368			1,768	118,545

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,768	129.6900	121.91	215,537	1998	1998	0	0	0 45.00	55.00
2 MANUF 1 100% - 2022 Heated Area: 1568 HX Base Yr 2022											
580 SW UNITY CT, FORT WHITE											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	05/14/2024
						INC DATE				AG DATE	MLU

COLUMBIA COUNTY PROPERTY												PAGE 1 of 1		1
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 3					Tax Dist:									
BUILDING MARKET VALUE										118,545				
TOTAL MARKET OB/XF VALUE										19,750				
TOTAL LAND VALUE - MARKET										49,000				
TOTAL MARKET VALUE										187,295				
SOH/AGL Deduction										46,562				
ASSESSED VALUE										140,733				
TOTAL EXEMPTION VALUE					HX HB					50,722				
BASE TAXABLE VALUE										90,011				
TOTAL JUST VALUE										187,295				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										187,295				
XFOB:2:1: WESTON MH														
PRMT:2:1: 14X70 1985														
BLDG:1:1: WOOD MH														
PERMIT NUM		DESCRIPTION					AMT			ISSUED				
000047219		Mobile Home								05/11/2023				
13823		M H					125			03/30/1998				
9133		M H					125			12/05/1994				
7510		M H					25			08/23/1993				
7499		M H					60			08/18/1993				
SALES DATA														
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE						
1414/1253		6/29/2020		WD	Q	I	01	145,900						
GRANTOR: PENNY MARIE CASON & L														
GRANTEE: STEVEN & LAUREN GEN														
1060/0321		9/20/2005		WD	Q	I		90,000						
GRANTOR: ALAN D CASON & CANDAC														
GRANTEE: PENNY WITT & LINDA														
BUILDING NOTES														

EXTRA FEATURES							580 SW UNITY CT, FORT WHITE				INC DATE					AG DATE	
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,500	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	250	
8	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
9	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	