(AKA LOT 12 BUCKHEAD WOODS UNREC
BEG NE COR OF W1/2 OF SE1/4, RUN
920.03 FT TO A PT ON E R/W OF BU

JOYCE WILLIAM R/JOYCE JACQUELINE C
171 SW MYSTIC WAY
FORT WHITE, FL 32038

**2025**

**25-5S-16-03716-112**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

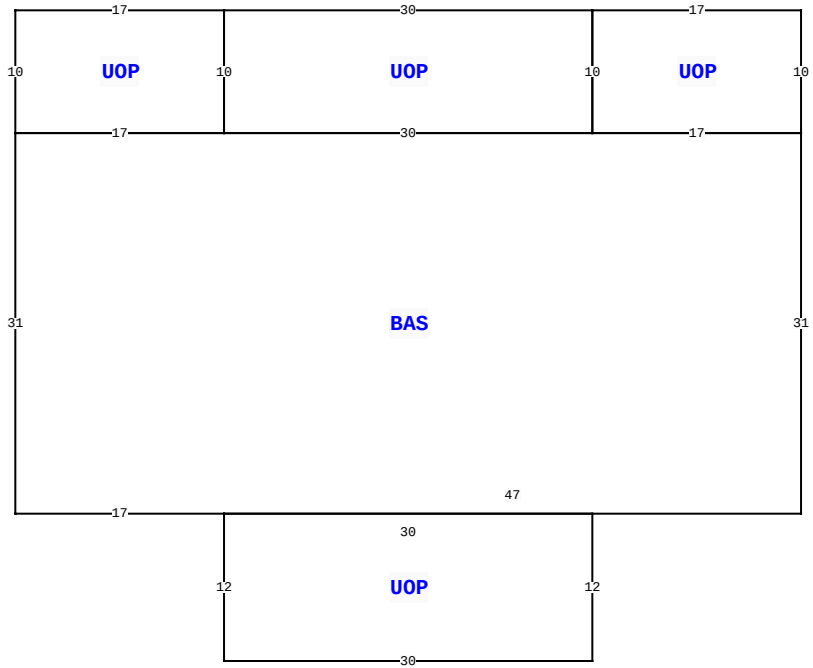
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 25516.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,984 | 100 | | 1,984 | 118,886 |
| UOP | 170 | 25 | | 42 | 2,517 |
| UOP | 170 | 25 | | 42 | 2,517 |
| UOP | 300 | 25 | | 75 | 4,494 |
| UOP | 360 | 25 | | 90 | 5,393 |
| TOTALS | 2,984 | | | 2,233 | 133,807 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,233 | 115.9000 | 108.95 | 243,285 | 2004 | 2004 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 – 100% - 2005 Heated Area: 1984 HX Base Yr 2005




175 SW MYSTIC WAY, 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 | | 133,807 |
| TOTAL MARKET OB/XF VALUE | | 29,503 |
| TOTAL LAND VALUE - MARKET | | 101,935 |
| TOTAL MARKET VALUE | | 265,245 |
| SOH/AGL Deduction | | 128,894 |
| ASSESSED VALUE | | 136,351 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 85,629 |
| TOTAL JUST VALUE | | 265,245 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 249,907 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049635 | Roof Replacement | 22,950 | 04/16/2024 |
| 000043628 | Mobile Home | | 02/01/2022 |
| 21708 | M H | 357 | 04/07/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1530/2061 | 12/31/2024 | LE | U | I | 14 | 100 |
| GRANTOR: JOYCE WILLIAM R | | | | | | |
| GRANTEE: JOYCE WILLIAM R (EN | | | | | | |
| 1212/1950 | 4/07/2011 | QC | U | I | 11 | 100 |
| GRANTOR: JANICE GAIL CUNDY | | | | | | |
| GRANTEE: WILLIAM RANDALL JOY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 UOP= N10 W30 S10 E30$ W30 UOP= N10 W17 S10 E17$ W17 S31 E17 UOP= S12 E30 N12 W30$ E47 N31$ UOP= N10 W17 S10 E17$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2004 | 2004 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 28 | 336.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 1,680 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 20 | 30 | 600.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 3,000 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 600 | |
| 7 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 100 | |
| 8 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 300 | |
| 9 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 800 | |
| 10 | 0060 | CARPORT F | 0 | 100 | 14 | 30 | 420.00 | UT | 3.50 | 3.50 | 100 | 2009 | 2009 | 3 | 100 | 1,470 | |

TOTAL OB/XF 16,350

## LAND DESCRIPTION

| 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 | 10.73 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 101,935 | | | | | | | |

REVIEW DATE 07/12/2024 BY jerry Total Acres: 10.73 Total Land Value: 101,935 Market: 0 Agricultural: 0 Common: 101,935 PRINTED 06/26/2025 BY SYS

(AKA LOT 12 BUCKHEAD WOODS UNREC
BEG NE COR OF W1/2 OF SE1/4, RUN
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**2025**

**25-5S-16-03716-112**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 25516.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

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| | | | | | | | | | | | | |

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|---|---|---|---|
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| GRANTOR: JOYCE WILLIAM R | | | | | | |
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| 1212/1950 | 4/07/2011 | QC | U | I | 11 | 100 |
| GRANTOR: JANICE GAIL CUNDY | | | | | | |
| GRANTEE: WILLIAM RANDALL JOY | | | | | | |

| | | | |
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### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0060 | CARPORT F | 0 | 100 | 18 | 30 | 540.00 | UT | 5.00 | 5.00 | 100 | 2009 | 2009 | 3 | 100 | 2,700 | |
| 12 | 0060 | CARPORT F | 0 | 100 | 31 | 18 | 558.00 | UT | 3.50 | 3.50 | 100 | 2009 | 2009 | 3 | 100 | 1,953 | |
| 13 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 | |
| 14 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 15 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 300 | |
| 16 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2023 | 2022 | | 100 | 7,000 | |

### LAND DESCRIPTION

TOTAL OB/XF 13,153

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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