LOT 2 ARROW HEAD ACRES S/D.

782-868, 937-908,

GREGORY RANDI M
1048 SW BEAVER ST
FORT WHITE, FL 32038

2026

25-6S-16-03935-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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	04	04

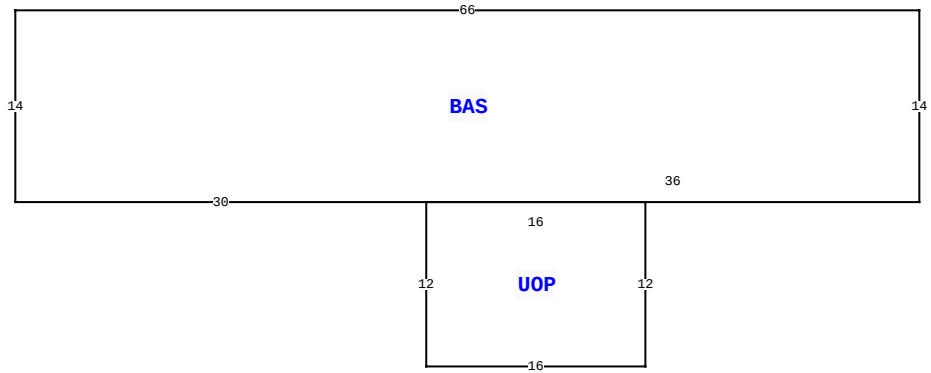
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,152
UOP	192	25		48	1,203
TOTALS	1,116			972	24,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	972	104.4050	62.64	60,886	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 924 HX Base Yr 2011



1048 SW BEAVER ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		24,354
TOTAL MARKET OB/XF VALUE		12,920
TOTAL LAND VALUE - MARKET		50,300
TOTAL MARKET VALUE		87,574
SOH/AGL Deduction		32,677
ASSESSED VALUE		54,897
TOTAL EXEMPTION VALUE	HX HB	29,897
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		87,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,574

PRMT:3:1: ADKINS

PRMT:2:1: H. SMITH

PRMT:1:1: R. WISMAN MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18905	M H	125	10/31/2001
18073	M H	125	03/19/2001
16569	M H	125	02/02/2000
10942	M H	125	03/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0937/0908	10/02/2001	WD	Q	V		25,000
GRANTOR: DLC CATTLE						
GRANTEE: RANDI M GREGORY						
0782/0868	10/26/1993	CT	U	V	11	16,000
GRANTOR: DONALD MINCEY						
GRANTEE: DLC CATTLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E30 UOP= S12 E16 N12 W16$ E36 N14$.

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	36	12	432.00	UT	10.00	10.00	100	2010	2010	3	100	4,320	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	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	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,920

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		00	0.00	0.00	5.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,300							

REVIEW DATE 06/03/2015 BY TW Total Acres: 5.03 Total Land Value: 50,300 Market: 0 Agricultural: 0 Common: 50,300 PRINTED 09/30/2025 BY SYS