

BEG NW COR OF LOT 15 ARROW HEAD
205 FT, S 434.95 FT, W 205 FT TO
UNICORN CRT, N 434.95 FT TO POB.

ADAMS GEORGIA
167 SW UNICORN CT
FORT WHITE, FL 32038

2026

25-6S-16-03935-015



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	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	25616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	21,339
TOTALS	960			960	21,339

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0070	CARPORT UF	0	100	12	20	240.00	UT	2.50	2.50	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0200	C	MBL HM	100		00	0.00	0.00	2.05	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	960	92.6100	55.57	53,347	1993	1993	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2006 Heated Area: 960 HX Base Yr 2006											
24 40 24 40 BAS											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											
167 SW UNICORN CT, FORT WHITE											

TOTAL OB/XF											
8,340											

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 3 Tax Dist:											
BUILDING MARKET VALUE 21,339											
TOTAL MARKET OB/XF VALUE 8,340											
TOTAL LAND VALUE - MARKET 28,700											
TOTAL MARKET VALUE 58,379											
SOH/AGL Deduction 26,785											
ASSESSED VALUE 31,594											
TOTAL EXEMPTION VALUE HX HB 25,000											
BASE TAXABLE VALUE 6,594											
TOTAL JUST VALUE 58,379											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 58,379											
XF0B:1:1: FLEETWOOD M H											
PRMT:1:1: 24X44 1993											
PERMIT NUM DESCRIPTION AMT ISSUED											
8187 M H 125 03/23/1994											
7828 M H 100 11/29/1993											
SALES DATA											
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE											
1094/1824 8/31/2006 WD Q I 01 100											
GRANTOR: ADAMS, ANDERSON, & YE											
GRANTEE: GEORGIA ADAMS											
1044/1415 4/22/2005 PR Q I 06 100											
GRANTOR: JACK YEOMANS AS PR OF											
GRANTEE: ADAMS, ANDERSON & Y											
BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W40 S24 E40 N24\$.											