COMM NE COR SEC 24, RUN S
2658.81 FT, W 567 FT, S 3252.5
FT FOR POB, CONT S 661.27 FT,

CADE ROBERT
153 SW UNITY CT
FORT WHITE, FL 32038

2026

25-7S-16-04318-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

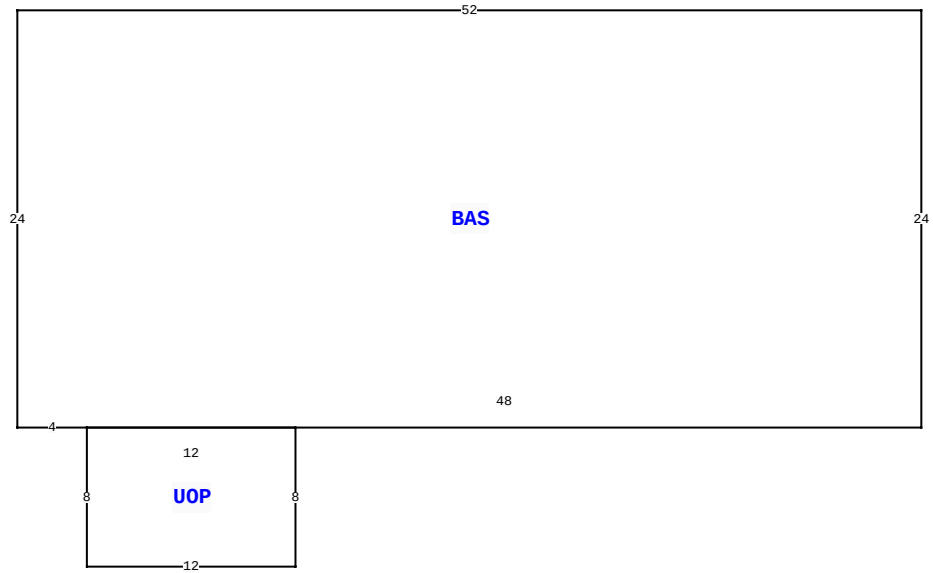
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25716.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,044
UOP	96	25		24	674
TOTALS	1,344			1,272	35,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,272	117.0000	70.20	89,294	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1248 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

153 SW UNITY CT, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,718
TOTAL MARKET OB/XF VALUE	18,340
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	149,153
SOH/AGL Deduction	25,427
ASSESSED VALUE	123,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,726
TOTAL JUST VALUE	149,153
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,153

SALE:1:1: TRACT 25 LYN-DEE DAIRY - 10.01 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8523	M H	125	06/23/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/0813	12/30/2016	WD	Q	I	01	105,000
GRANTOR: RAUL & JUANA VINCHA						
GRANTEE: ROBERT CADE						
1108/0514	1/17/2007	WD	Q	I		150,000
GRANTOR: TAMARA KAYE HATTAWAY						
GRANTEE: RAUL & JUANA VINCHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E4 UOP= S8 E12 N8 W12$ E48 N24$.

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	0070	CARPORT UF	0	0	12	20	240.00	UT	3.00	3.00	100	1994	1994	3	100	720	
2	0327	STABLES-SM	0	0	24	30	720.00	UT	11.00	11.00	100	1994	1994	3	100	7,920	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	600.00	600.00	50	2010	2010	3	50	300	

LAND DESCRIPTION

TOTAL OB/XF 18,340

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	0		A-1	0.00	0.00	1.51	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,345							
2	0000	C	VAC RES	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	80,750							

REVIEW DATE 07/23/2015 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 11/19/2025 BY SYS