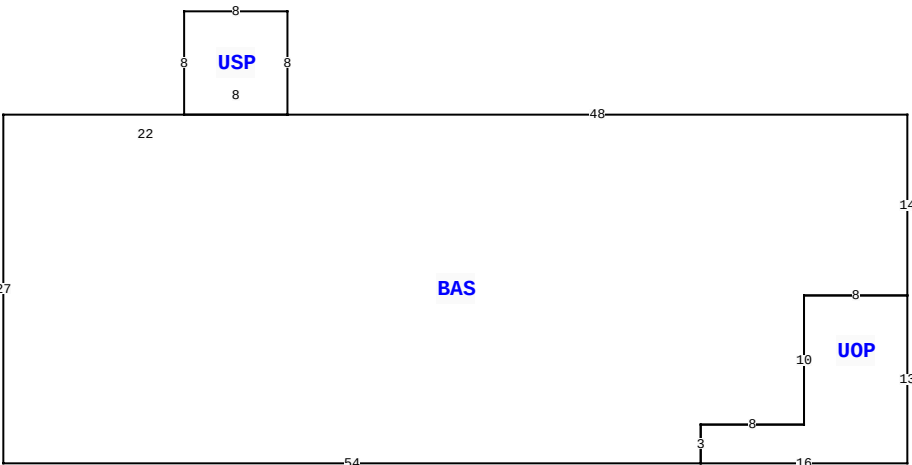


AUDETTE ASHLEY
1930 SW CR 138
FORT WHITE, FL 32038

2026

25-7S-16-04321-042

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
Exterior Wall	31	VINYL SID	100				0201	02	1,816	102.5100	96.36	174,990	1997	1997	0	0	0	45.00	55.00	VALUATION BY		STANDARD							
Roof Structur	03	GABLE/HIP	100				1 MANUF 1		100% -	2001	Heated Area: 1762				HX Base Yr 2001				Tax Group: 3		Tax Dist:								
Roof Cover	03	COMP SHNGL	100																			BUILDING MARKET VALUE		96,244					
Interior Wall	05	DRYWALL	100																			TOTAL MARKET OB/XF VALUE		10,720					
Interior Floo	14	CARPET	90																			TOTAL LAND VALUE - MARKET		95,000					
Interior Floo	08	SHT VINYL	10																			TOTAL MARKET VALUE		201,964					
Air Condition	03	CENTRAL	100																			SOH/AGL Deduction		110,298					
Heating Type	04	AIR DUCTED	100																			ASSESSED VALUE		91,666					
Bedrooms		3	100																			TOTAL EXEMPTION VALUE		HX HB		50,722			
Bathrooms		2	100																			BASE TAXABLE VALUE		40,944					
Stories	1.	1.	100																			TOTAL JUST VALUE		201,964					
Architectual Units	01	CONV	100																			NCON VALUE		0					
Condition Adj	02	02	100																			INCOME VALUE							
Kitchen Adjus	01	01	100																			PREVIOUS YEAR MKT VALUE		201,964					
Quality		05	05																										
DOR CODE		0200	MOBILE HOME																										
MAP NUM			MKT AREA		02																								
NEIGHBORHOOD/LOC		25716.020	1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,762	100		1,762	93,382																								
UOP	128	25		32	1,696																								
USP	64	35		22	1,166																								
TOTALS		1,954		1,816	96,244																								
EXTRA FEATURES						1930 SW COUNTY ROAD 138 , FORT WHITE										BLD DATE				LGL DATE		04/07/2025		MLU					
						XF DATE										LAND DATE													
						INC DATE										AG DATE													
L N	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	0040	BARN, POLE	0	100	18	24	432.00	UT	2.50	2.50	100	2000	2000	3	100	1,080													
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2000	2000	3	100	1,440													
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	1997	1997	3	100	1,200													
LAND DESCRIPTION										TOTAL OB/XF										10,720									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000												
																	</												