S1/2 LOT 7 BIG OAKS S/D UNREC: C
W 784.29 FT, S 1153.19 FT, W 760
CONT W 380.29 FT, S 1146.65 FT,

KING CODY/KING ASHLEIGH
3477 SW 69TH PATH
LAKE BUTLER, FL 32054

2026

26-5S-16-03717-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

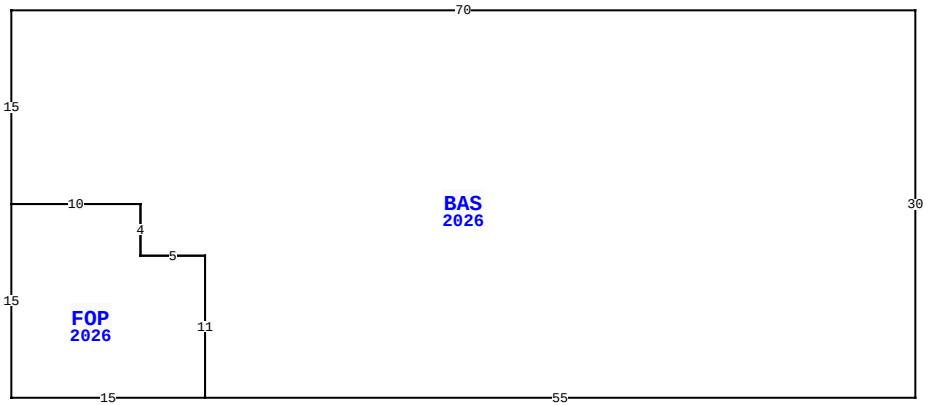
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2026	1,895	216,148
FOP	205	35	2026	72	8,212
TOTALS	2,100			1,967	224,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,967	113.0000	116.39	228,939	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1895 HX Base Yr



181 SW DEWEY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	224,360
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	282,560
SOH/AGL Deduction	0
ASSESSED VALUE	282,560
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,560
TOTAL JUST VALUE	282,560
NCON VALUE	232,560
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051458	Mobile Home		11/08/2024
8444	M H	125	06/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1522	10/15/2024	WD	Q	V	01	75,000
GRANTOR: SADLER CHARLES M						
GRANTEE: KING CODY						
0789/1356	4/18/1994	CD	U	V	13	26,000
GRANTOR: DEAS-BULLARD						
GRANTEE: CHARLES & SHARON SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=79,10] W70 S15 E10 S4 E5 S11 E55 N30 $
FOP=[YR=2026;ORIG=19,25] W10 S15 E15 N11 W5 N4 $
.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 12/12/2024 BY randall Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/19/2025 BY SYS