(AKA LOT 2 K & K TIMBER S/D
UNREC) COMM SW COR, RUN N
2022.72 FT FOR POB, CONT N

MATTINGLEY SONJA W REVOCABLE TRUST
241 SW LEVI WAY
FORT WHITE, FL 32038

2026

26-5S-16-03717-202

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	05

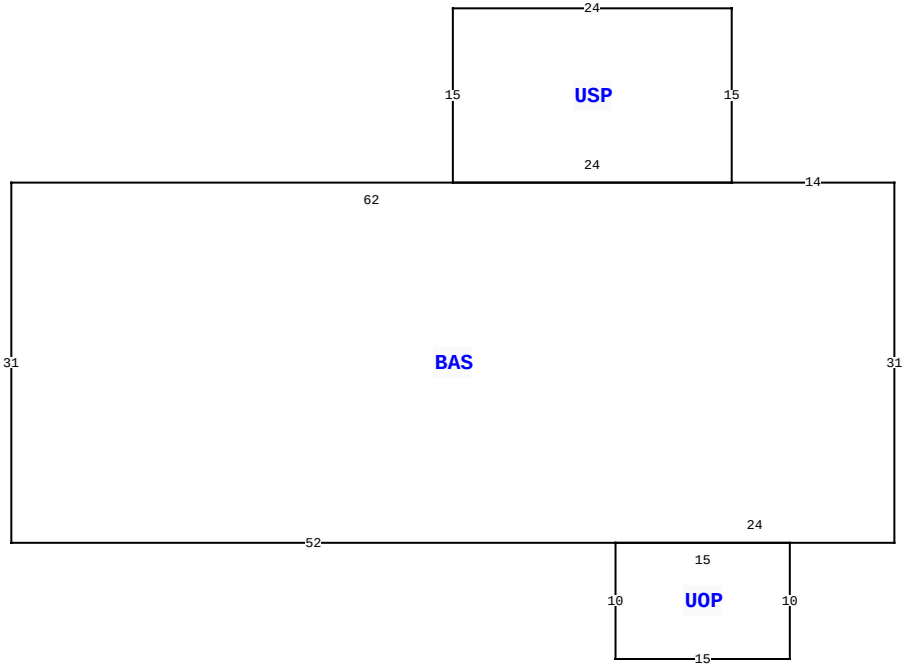
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	93,385
UOP	150	25		38	1,506
USP	360	35		126	4,994
TOTALS	2,866			2,520	99,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,520	113.9000	68.34	172,217	2008	2008	0	0	0	42.00	58.00

1 MOBILE HME 100% - 2014 Heated Area: 2356 HX Base Yr 2014



289 SW LEVI WAY, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,886
TOTAL MARKET OB/XF VALUE		18,200
TOTAL LAND VALUE - MARKET		97,755
TOTAL MARKET VALUE		215,841
SOH/AGL Deduction		70,418
ASSESSED VALUE		145,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,701
TOTAL JUST VALUE		215,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37504	PUMP/UTPOL	50	12/03/2018
29412	M H	491	05/19/2011
29317	M H	375	04/15/2011
25786	M H	413	05/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1303	3/25/2020	WD	U	I	11	100
GRANTOR: SONJA W MATTINGLEY						
GRANTEE: SONJA W MATTINGLEY						
1166/2024	1/26/2009	QC	U	I	11	100
GRANTOR: SIMMONS						
GRANTEE: MATTINGLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N15 W24 S15 E24$ W62 S31 E52 UOP= S10 E15 N10 W15$ E24 N31$.

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	0020	BARN,FR	0	100	20	20	400.00	UT	16.00	16.00	100	2009	2009	3	100	6,400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	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	0031	BARN,MT AE	0	100	20	20	400.00	UT	9.00	9.00	100	2011	2011	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 18,200

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	100		A-1	0.00	0.00	10.29	AC		1.00	1.00	1.00	9,500.00	9,500.00	97,755							

REVIEW DATE 05/07/2015 BY TW Total Acres: 10.29 Total Land Value: 97,755 Market: 0 Agricultural: 0 Common: 97,755 PRINTED 10/03/2025 BY SYS