COMM AT SE COR OF SEC, RUN N
2022.72 FT, E ALONG C/L OF 60
FT EASEMENT, 1326.14 FT S

HANNAH MONICA SUE/HANNAH JAMES B JR
450 SW MAYFLOWER GLN
FORT WHITE, FL 32038

2026

26-5S-16-03717-204

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

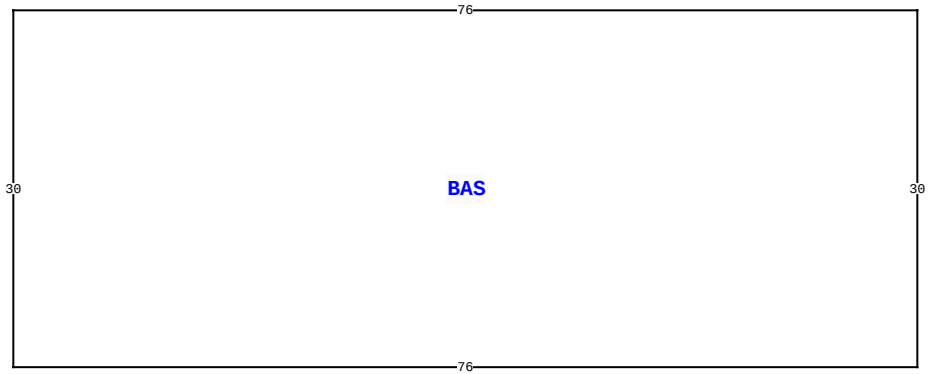
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26516.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	84,140
TOTALS	2,280			2,280	84,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	113.9000	68.34	155,815	2007	2007	0	0	0	46.00	54.00

1 MOBILE HME 100% - 2009 Heated Area: 2280 HX Base Yr 2009



450 SW MAYFLOWER GLN, 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		84,140
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		151,140
SOH/AGL Deduction		48,232
ASSESSED VALUE		102,908
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,186
TOTAL JUST VALUE		151,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25770	M H	413	05/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1367/2210	4/06/2018	QC	U	I	11	100
GRANTOR: MONICA SUE HANNAH & J						
GRANTEE: MONICA SUE HANNAH &						
1356/2173	3/09/2018	QC	U	I	11	100
GRANTOR: MONICA SUE HANNAH & J						
GRANTEE: MONICA SUE HANNAH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

REVIEW DATE 05/07/2015 BY TW Total Acres: 6.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 10/03/2025 BY SYS