LOT 23 QUAIL RIDGE S/D.
ORB 896-178, 947-2619,

LEBLEU JESS/LEBLEU WENDY
440 SW COOK ST
FT WHITE, FL 32038-3608

2026

26-6S-16-04066-024

BUILDING CHARACTERISTICS

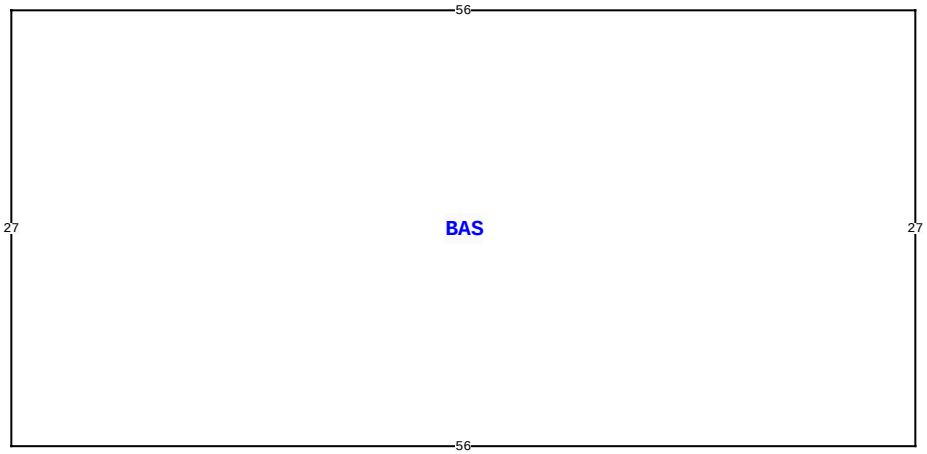
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	26616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
TOTALS	1,512			1,512	89,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	113.9000	107.07	161,890	2004	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



440 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,040
TOTAL MARKET OB/XF VALUE		7,822
TOTAL LAND VALUE - MARKET		32,720
TOTAL MARKET VALUE		129,582
SOH/AGL Deduction		57,924
ASSESSED VALUE		71,658
TOTAL EXEMPTION VALUE	HX HB	46,658
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,582

SALE:1:1: DUMPING LOTS AT LOW PRICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21214	M H	125	10/29/2003
12303	M H	125	03/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0947/2619	3/01/2002	WD	Q	V		21,000
GRANTOR: DAVID L & CAROLINE KA						
GRANTEE: JESS & WENDY LEBLEU						
0896/0178	1/28/2000	WD	Q	V	03	30,000
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: DAVID & CAROLINE PO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	0255	MBL HOME S	0	100	0	12	672.00	UT	1.00	1.00	100	2003	2003	3	100	672	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,822

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		00	0.00	0.00	4.09	AC		1.00	1.00	0.80	10,000.00	8,000.00	32,720							

REVIEW DATE 08/10/2010 BY DF Total Acres: 4.09 Total Land Value: 32,720 Market: 0 Agricultural: 0 Common: 32,720 PRINTED 11/18/2025 BY SYS