

COMM NE COR OF NE1/4, RUN W 923.
RUN S 240 FT, W 400 FT, N 240 FT
POB.

BODEN RUTH ANN
556 SW NORMANDY DR
FORT WHITE, FL 32038

2026

26-7S-16-04322-000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 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	26716.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2023	1,680	186,572
TOTALS	1,680			1,680	186,572

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
2	0296	SHED METAL	0	100	0	0		1.00	UT 800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		00	0.00	0.00	2.20

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0203	02	1,680	113.5000	116.90	196,392	2022	2022	0	0
1 MANUF 3 100% - 2023 Heated Area: 1680 HX Base Yr 2023									
556 SW NORMANDY DR, FORT WHITE									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
04/07/2025 MLU									

TOTAL OB/XF									
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1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
2	0296	SHED METAL	0	100	0	0		1.00	UT 800.00

TOTAL OB/XF									
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1	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00
2	0296	SHED METAL	0	100	0	0		1.00	UT 800.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		186,572	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		30,800	
TOTAL MARKET VALUE		225,172	
SOH/AGL Deduction		18,055	
ASSESSED VALUE		207,117	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		156,395	
TOTAL JUST VALUE		225,172	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044922	Mobile Home		07/11/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1462/860	3/16/2022	WD	Q	I	03
GRANTOR: FREEDOM LOTS USA LLC					
GRANTEE: BODEN RUTH ANN					
1459/472	2/07/2022	WD	U	I	37
GRANTOR: WEASE AMANDA S WOODAL					
GRANTEE: FREEDOM LOTS USA LL					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=19,10] E56 S30 W56 N30 \$									