LOT 1 FAIRVIEW ESTATES S/D.
ORB 434-436, 434-438,
DC ORB 820-1627, 820-1628,

WHITLOW STEVE C
328 SW NORMANDY DR
FT WHITE, FL 32038

2025

26-7S-16-04323-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

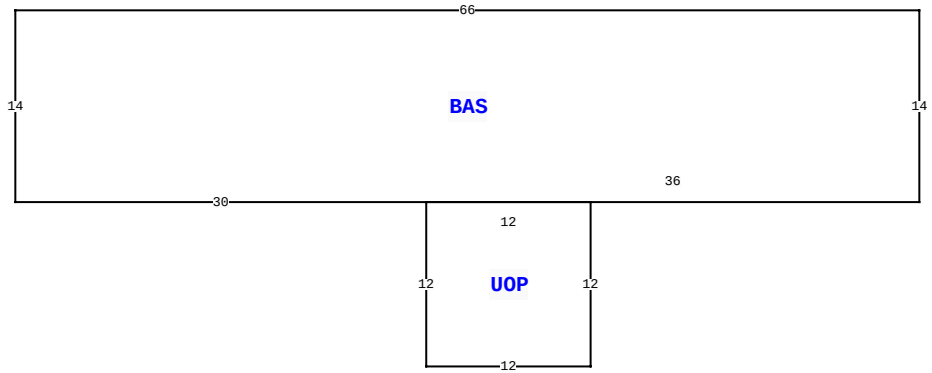
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,780
UOP	144	25		36	654
TOTALS	1,068			960	17,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	75.6585	45.40	43,584	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 924 HX Base Yr 1999



328 SW NORMANDY DR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,434
TOTAL MARKET OB/XF VALUE		7,552
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		49,986
SOH/AGL Deduction		25,207
ASSESSED VALUE		24,779
TOTAL EXEMPTION VALUE	HX HB	24,779
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		49,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,533

LAND:1:1: 1.43 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14351	M H	125	08/03/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0862/0085	6/30/1998	WD	Q	V		7,000

GRANTOR: KATHLEEN (KATHY) BARE
GRANTEE: STEVE C WHITLOW

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E30 UOP= S12 E12 N12 W12$ E36 N14$.

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	12	46	552.00	UT	1.00	1.00	100	1998	1998	3	100	552	
2	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 7,552

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	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.04 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 08/15/2025 BY SYS