

LOT 20 FAIRVIEW ESTATES S/D.  
ORB 663-741 697-330, 786-1040  
786-2024, 874-787, 882-533,

THOMAS OTIS R  
13444 RABBIT RUN TRL  
TALLAHASSEE, FL 32309-8731

**2026**

26-7S-16-04323-020  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 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	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
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
BAS	1,344	100	
TOTALS	1,344		33,648

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,344	104.3100	62.59	84,121	1986	1986		0	0	60.00	40.00	
1 MOBILE HME 0% - 2022 Heated Area: 1344 HX Base Yr													
540 SW NANTUCKETT PL, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/14/2024 MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	33,648		
TOTAL MARKET OB/XF VALUE	9,160		
TOTAL LAND VALUE - MARKET	43,750		
TOTAL MARKET VALUE	86,558		
SOH/AGL Deduction	0		
ASSESSED VALUE	86,558		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	86,558		
TOTAL JUST VALUE	86,558		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	86,558		
SALE:7:1: DEED SAYS DW INCL			
SALE:3:1: \$.55 STAMP			
SALE:2:1: INCLUDED MOBILE HOME ID#1035A & 1035B 19			
XFOB:1:1: AMERICAN GOLD HOME MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15838	REMODEL	55	07/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/2997	4/15/2005	WD Q	Q	I		66,000
GRANTOR: WILLIAM R & WENDY D M						
GRANTEE: OTIS R THOMAS						
0945/1633	1/28/2002	WD Q	Q	I		40,000
GRANTOR: EQUIFIRST CORP						
GRANTEE: WENDY D MAGEE - 198						

EXTRA FEATURES															
L N	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	0031	BARN,MT AE	0	0 18 24	432.00	UT	10.00	10.00	50	1993	1993	3	50	2,160	
2	9945	Well/Sept	0	0 0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S24 E56 N24\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.75	25,000.00	43,750.00	43,750									