

LOT 29 FAIRVIEW ESTATES S/D.
542-283, 784-1352, 792-668, 854-

WE ARE LOAP, LLC
712 SW CHALÉT TER
FORT WHITE, FL 32038

2026

26-7S-16-04323-029



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	0200MOBILE HOME	
MAP NUM		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	20,823
UOP	120	25		30	676
TOTALS	1,044			954	21,499

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	954	93.9000	56.34	53,748	1994	1994	0	0	0	60.00	40.00
2 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr												
14 66 30 12 10 10 12 36 14 BAS UOP												
190 SW NANTUCKETT PL, FORT WHITE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU												

TOTAL OB/XF 7,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF 7,000												
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1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				21,499	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				25,000	
TOTAL MARKET VALUE				53,499	
SOH/AGL Deduction				0	
ASSESSED VALUE				53,499	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				53,499	
TOTAL JUST VALUE				53,499	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				53,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19292	M H	125	03/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1545/576	7/22/2025	TD	U	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: WE ARE LOAP, LLC					
0792/0668	6/23/1994	WD	U	I	12
GRANTOR: JOHN M WAGNER					
GRANTEE: JOHN S BENEFIELD					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W66 S14 E30 UOP= S10 E12 N10 W12\$ E36 N14\$.												