LOT 35 FAIRVIEW ESTATES S/D.
800-1880, WD 1072-2479, (DC 1302

SCOTT WILLIAM G
174 SW LYNN SHERMAN TERRACE
FORT WHITE, FL 32038

2026

26-7S-16-04323-035

COLUMBIA COUNTY PROPERTY

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 100
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

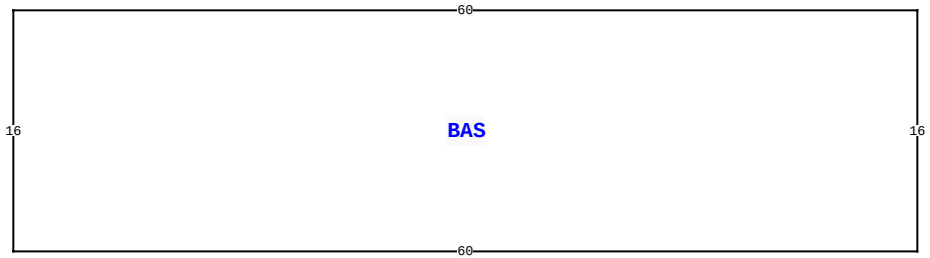
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,266
TOTALS	960			960	26,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	114.0000	68.40	65,664	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



2251 SW COUNTY ROAD 138 , 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	26,266
TOTAL MARKET OB/XF VALUE	12,190
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	63,456
SOH/AGL Deduction	6,761
ASSESSED VALUE	56,695
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,695
TOTAL JUST VALUE	63,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,456

SALE:1:1: WD REPLACING AGREEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12197	M H	125	02/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1302/2654	10/15/2015	WD	U	I	14	100
GRANTOR:WILLIAM G SCOTT						
GRANTEE:WILLIAM G SCOTT (LI						
1302/2652	10/14/2015	WD	U	I	19	34,900
GRANTOR:HEATHER GOLIGHTLY (IN						
GRANTEE:WILLIAM G SCOTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	100	1997	1997	3	100	240	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
9	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	

TOTAL OB/XF 12,190

LAND DESCRIPTION

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	0		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: 1.44 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/19/2025 BY SYS