LOT 37 FAIRVIEW ESTATES S/D

871-876, PB #99-85-CP 881-537, 5

SMITH LEONARD CARL
2260 US HIGHWAY 129
BELL, FL 32619

2026

26-7S-16-04323-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

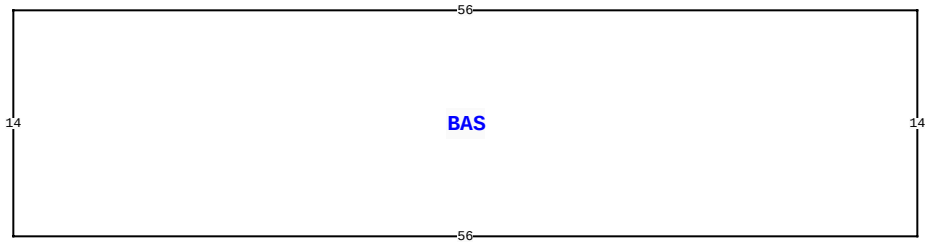
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	784	100		784	4,431
TOTALS	784			784	4,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	47.1000	28.26	22,156	1986	1986	0	0	50	60.00	20.00

1 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



2327 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	4,431
TOTAL MARKET OB/XF VALUE	7,250
TOTAL LAND VALUE - MARKET	18,750
TOTAL MARKET VALUE	30,431
SOH/AGL Deduction	0
ASSESSED VALUE	30,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,431
TOTAL JUST VALUE	30,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/1580	4/28/2022	QC	U	I	11	100
GRANTOR: CHRISTIE PATRICIA IRE						
GRANTEE: SMITH LEONARD CARL						
1173/2667	5/12/2009	WD	U	I	11	100
GRANTOR: CARL SMITH						
GRANTEE: PATRICIA IRENE CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,250

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.75	25,000.00	18,750.00	18,750							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.44 Total Land Value: 18,750 Market: 0 Agricultural: 0 Common: 18,750 PRINTED 11/19/2025 BY SYS