BEG SW COR OF N1/2 OF NW1/4, RUN
E 528 FT, S 660 FT, W 528 FT TO
BEG NW COR OF SW1/4 OF NW1/4, RU

BACHMAN MARK
571 SW WORRY FREE GLN
FT WHITE, FL 32038

2026

26-7S-16-04328-001

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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
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
Quality	05	05

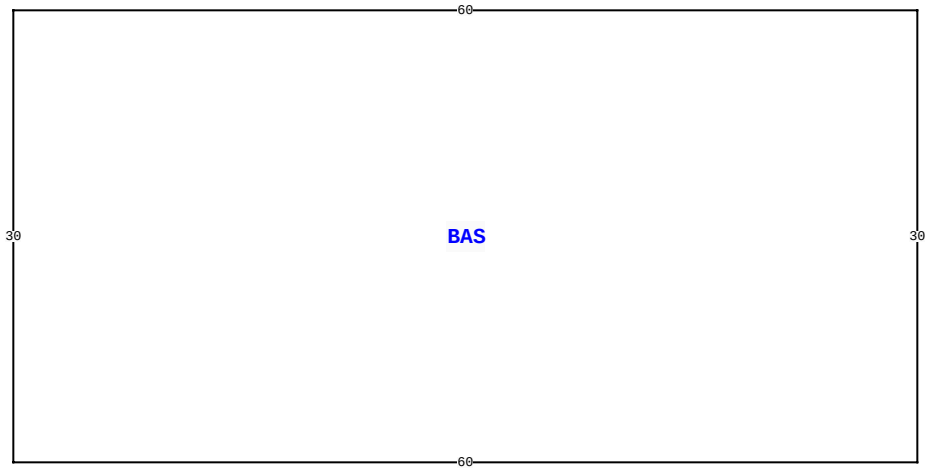
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	172,423
TOTALS	1,800			1,800	172,423

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	114.5000	107.63	193,734	2019	2019	0	0	0	11.00	89.00

2 MANUF 1 100% - 2023 Heated Area: 1800 HX Base Yr 2023



571 SW WORRY FREE GLN, 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		172,423
TOTAL MARKET OB/XF VALUE		39,000
TOTAL LAND VALUE - MARKET		52,900
TOTAL MARKET VALUE		264,323
SOH/AGL Deduction		115,115
ASSESSED VALUE		149,208
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,486
TOTAL JUST VALUE		264,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054384	Solar Power Syste	3,000	11/03/2025
000047262	Storage Building	16,151	05/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2336	10/24/2022	WD	Q	I	01	240,000
GRANTOR: DOTSON THOMAS WILLIAM						
GRANTEE: BACHMAN MARK						
1382/1589	4/15/2019	QC	U	I	11	100
GRANTOR: THOMAS WILLIAM DOTSON						
GRANTEE: THOMAS WILLIAM DOTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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	0294	SHED WOOD/	0	100	0	0	384.00	UT	15.00	15.00	100	2023	2022		100	5,760	
2	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	0263	PRCH,USP	0	100	0	0	416.00	UT	15.00	15.00	100	2023	2022		100	6,240	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
5	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2024	2023		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 39,000

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	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.28	AC		1.00	1.00	1.00	10,000.00	10,000.00	12,800							

REVIEW DATE 07/21/2023 BY RP Total Acres: 5.29 Total Land Value: 52,900 Market: 0 Agricultural: 0 Common: 52,900 PRINTED 11/19/2025 BY SYS