BEG NW COR OF NE1/4 OF SW1/4, RU
E 501.13 FT, N 143.31 FT, W 501.

ARNOLD CLINT MICHAEL
18029 NW 298TH ST
HIGH SPRINGS, FL 32643

2026

26-7S-16-04329-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

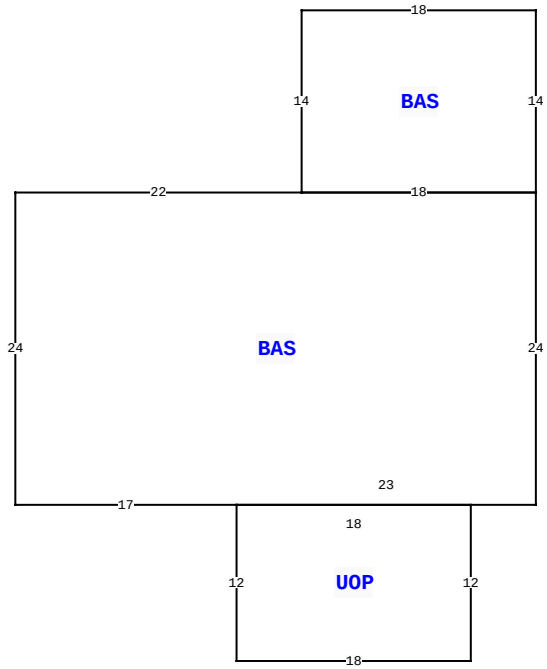
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	252	100		252	4,220
BAS	960	100		960	16,074
UOP	216	25		54	904
TOTALS	1,428			1,266	21,198

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,266	69.7680	41.86	52,995	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1212 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

277 SW POWERS GLN, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,198
TOTAL MARKET OB/XF VALUE	10,250
TOTAL LAND VALUE - MARKET	23,100
TOTAL MARKET VALUE	54,548
SOH/AGL Deduction	0
ASSESSED VALUE	54,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,548
TOTAL JUST VALUE	54,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/891	5/17/2022	WD	Q	I	01	20,000
GRANTOR: HINES EDWIN LAMAR						
GRANTEE: ARNOLD CLINT MICHAE						
1467/892	5/12/2022	WD	U	I	11	100
GRANTOR: LANDRY TONYA HINES						
GRANTEE: ARNOLD CLINT MICHAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S24 E17 UOP= S12 E18 N12 W18$ E23 N24 BAS= N14 W18 S14 E18$ W18$.

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	0080	DECKING	0	0	12	20	240.00	UT	5.00	5.00	100	2001	2001	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	10	120.00	UT	7.50	7.50	50	2001	2001	3	50	450	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,250

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	0200	C	MBL HM	0		00	0.00	0.00	1.65	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,100							

REVIEW DATE 07/21/2015 BY TW Total Acres: 1.65 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/19/2025 BY SYS