COMM AT NE COR OF NE1/4 OF SW1/4
FT FOR POB, CONT W 231.80 FT, S
232.04 FT, N 315.57 FT TO POB. E

POWERS STEVEN R/POWERS KATHY S
195 SW POWERS GLN
FORT WHITE, FL 32038

**2026**

**26-7S-16-04329-004**

## BUILDING CHARACTERISTICS

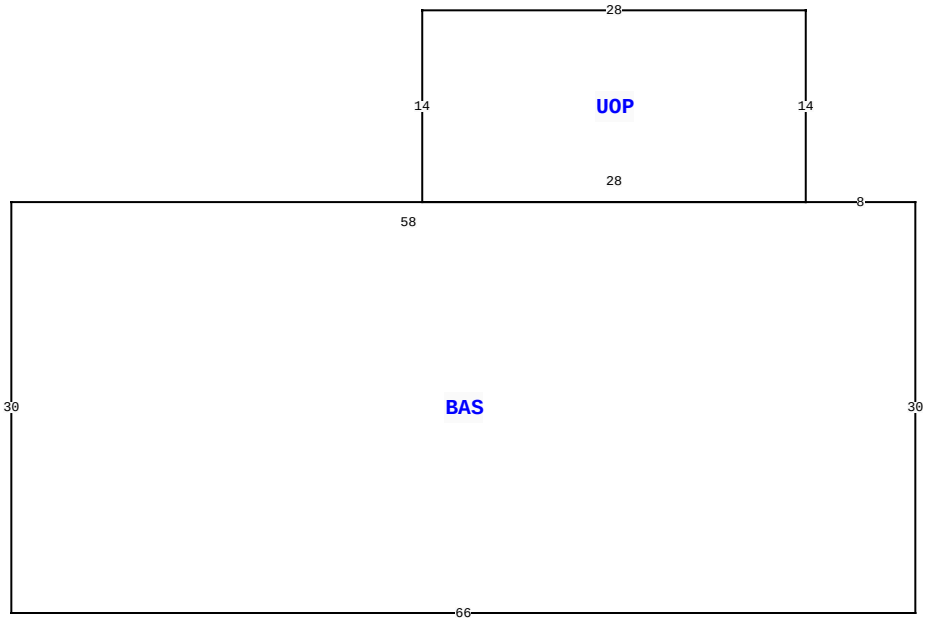
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 02 | 02 100 |
| Quality | 04 | 04 |
| 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 | 1,980 | 100 | | 1,980 | 99,687 |
| UOP | 392 | 25 | | 98 | 4,934 |
| TOTALS | 2,372 | | | 2,078 | 104,621 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,078 | 97.3845 | 91.54 | 190,220 | 2008 | 2007 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2008 Heated Area: 1980 HX Base Yr 2008




195 SW POWERS GLN, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 104,621 |
| TOTAL MARKET OB/XF VALUE | | 33,905 |
| TOTAL LAND VALUE - MARKET | | 23,100 |
| TOTAL MARKET VALUE | | 161,626 |
| SOH/AGL Deduction | | 50,493 |
| ASSESSED VALUE | | 111,133 |
| TOTAL EXEMPTION VALUE | 98 HX HB | 111,133 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 161,626 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 167,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35866 | PUMP/UTPOL | 50 | 10/10/2017 |
| 25790 | M H | 387 | 05/08/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0824/2034 | 1/05/1996 | WD | Q | V | 01 | 100 |

GRANTOR: EDGAR & GERALDINE POW

GRANTEE: STEVEN R & KATHY S

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8UOP= N14 W28 S14 E28$ W58 S30 E66 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 | 0040 | BARN,POLE | 0 | 100 | 11 | 16 | 176.00 | UT | 2.50 | 2.50 | 100 | 1996 | 1996 | 3 | 100 | 440 | |
| 2 | 0251 | LEAN TO W/ | 0 | 100 | 6 | 30 | 180.00 | UT | 3.00 | 3.00 | 100 | 1996 | 1996 | 3 | 100 | 540 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 20 | 30 | 600.00 | UT | 5.00 | 5.00 | 100 | 1996 | 1996 | 3 | 100 | 3,000 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 58 | 25 | 1,450.00 | UT | 2.50 | 2.50 | 100 | 1996 | 1996 | 3 | 100 | 3,625 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 720.00 | UT | 11.00 | 11.00 | 100 | 2010 | 2010 | 3 | 100 | 7,920 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 240.00 | UT | 7.00 | 7.00 | 100 | 2010 | 2010 | 3 | 100 | 1,680 | |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 24 | 40 | 960.00 | UT | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 100 | 9,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,905

| 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 | | | 0.00 | 0.00 | 1.65 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 23,100 | | | | | | | |

REVIEW DATE 03/02/2018 BY TW Total Acres: 1.65 Total Land Value: 23,100 Market: 0 Agricultural: 0 Common: 23,100 PRINTED 11/19/2025 BY SYS