

COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT N 446.41 FT, E 502
446.09 FT, W 476.56 FT, TO POB.

PRESNELL ALEXANDRIA LEE
260 SW POWERS GLN
FORT WHITE, FL 32038

2026

26-7S-16-04331-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	03	03
DOR CODE	0200MOBILE 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	924	100		924	18,942
TOTALS	924			924	18,942

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.01	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	924	85.4100	51.25	47,355	1986	1986	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2025 Heated Area: 924 HX Base Yr 2025													
14 66 14 66 BAS													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU													

260 SW POWERS GLN, FORT WHITE													
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		18,942	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		50,100	
TOTAL MARKET VALUE		76,042	
SOH/AGL Deduction		0	
ASSESSED VALUE		76,042	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		25,320	
TOTAL JUST VALUE		76,042	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,042	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25989	M H	342	07/05/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1548/1403	9/04/2025	QC	U	I	11	100	
GRANTOR: O'STEEN BONNIE							
GRANTEE: PRESNELL ALEXANDNA							
1225/2742	12/08/2011	QC	U	I	11	100	
GRANTOR: ALEXANDRIA LEE PRESNE							
GRANTEE: ALEXANDRIA LEE & BO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W66 S14 E66 N14\$.											