COMM NE COR OF SEC, RUN S
408.33 FT TO SW'LY R/W CR-238,
NW ALONG R/W 226.04 FT, S

WILLIAMS MALANIA M
540 SW PIERSON WAY
FT WHITE, FL 32038

2026

27-6S-16-03949-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

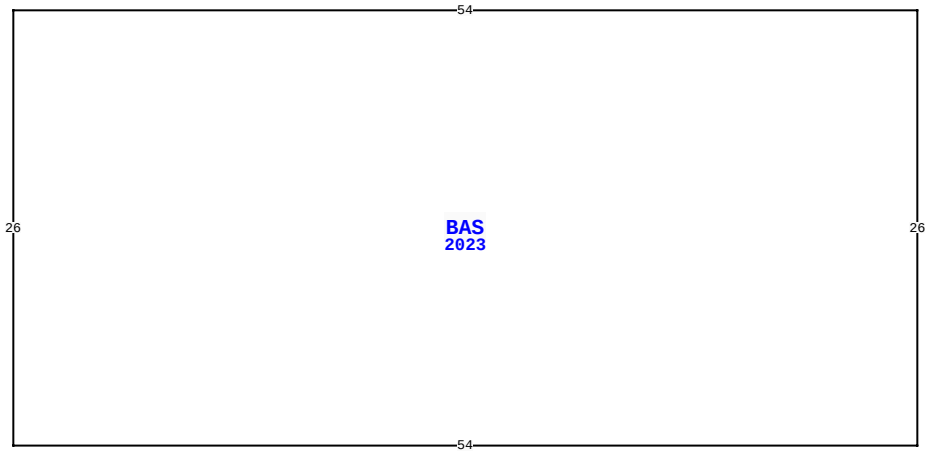
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2023	1,404	71,869
TOTALS	1,404			1,404	71,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,404	113.5000	93.07	130,670	2001	2001	0	0	0	45.00	55.00

4 MANUF 1 100% - 2023 Heated Area: 1404 HX Base Yr



540 SW PIERSON WAY, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		71,868
TOTAL MARKET OB/XF VALUE		62,509
TOTAL LAND VALUE - MARKET		96,425
TOTAL MARKET VALUE		230,802
SOH/AGL Deduction		65,324
ASSESSED VALUE		165,478
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		109,756
TOTAL JUST VALUE		230,802
NCON VALUE		44,250
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,552

XFOB:2:1: BRON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054035	Electrical Servic		09/12/2025
52596	Storage Building	58,859	03/14/2025
28393	M H	375	03/01/2010
21054	M H	125	09/09/2003
16724	M H	125	03/10/2000
16084	M H	125	09/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0682/0624	4/24/1989	AD	Q	V		18,000
GRANTOR: WOOLEY MARY						
GRANTEE: WILLIAMS LARRY &						
0637/0207	11/01/1987	AD	Q	V		18,300
GRANTOR: WOOLEY GOLIE B &						
GRANTEE: KIGHT RANDY C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-69,-18] E54 S26 W54 N26 $
.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	759	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0030	BARN,MT	0	100	0	0	1.00	UT	44,250.00	44,250.00	100	2026	2025		100	44,250	

LAND DESCRIPTION

TOTAL OB/XF 62,509

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	9.15	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,925							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 11/07/2025 BY tommy Total Acres: 10.15 Total Land Value: 96,425 Market: 0 Agricultural: 0 Common: 96,425 PRINTED 11/19/2025 BY SYS