COMM SW COR OF SE1/4, RUN N
2514 FT, E 535.40 FT, N 339.39
FT FOR POB, CONT N 1008.76 FT,

HOLLAND MYRNA K
296 SW GASTONIA CT
FT WHITE, FL 32038

2026

27-6S-16-03950-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

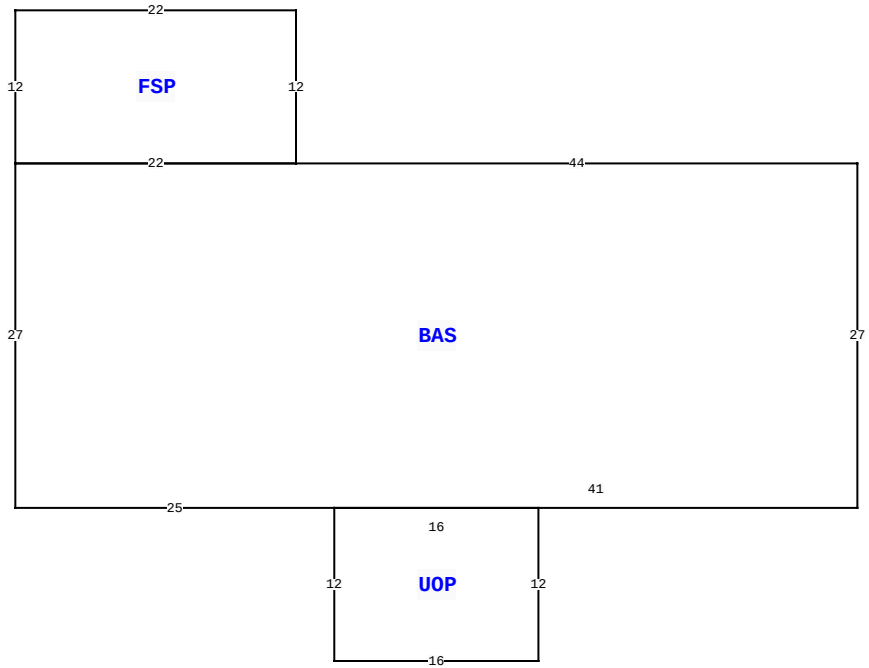
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	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	1,782	100		1,782	48,713
FSP	264	40		106	2,898
UOP	192	25		48	1,312
TOTALS	2,238			1,936	52,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,936	113.9000	68.34	132,306	1996	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1782 HX Base Yr



296 SW GASTONIA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,922
TOTAL MARKET OB/XF VALUE	10,120
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	118,042
SOH/AGL Deduction	0
ASSESSED VALUE	118,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,042
TOTAL JUST VALUE	118,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,042

SALE:5:1: AG LAND

SALE:4:1: 11.30 ACRES

SALE:3:1: REPO

SALE:2:1: 11.30 ACRES - NOT IN LINE WITH VALUES OF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10509	M H	125	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1193/1129	4/28/2010	QC	U	I	16	100
GRANTOR: RICK R HOLLAND						
GRANTEE: MYRNA K HOLLAND						
0807/0468	6/16/1995	WD	Q	V		22,000
GRANTOR: KEVIN LAWRENCE						
GRANTEE: RICK R HOLLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= N12 W22 S12 E22$ W22 S27 E25 UOP= S12 E16 N12 W16$ E41 N27$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0294	SHED WOOD/	0	0	12	8	96.00	UT	7.50	7.50	50	1995	1995	3	50	360	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	80	1999	1999	3	80	864	
5	0252	LEAN-TO W/	0	0	12	29	348.00	UT	2.00	2.00	100	1999	1999	3	100	696	

LAND DESCRIPTION

TOTAL OB/XF 10,120

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		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	55,000							

REVIEW DATE 06/05/2015 BY TW Total Acres: 5.50 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS