COMM SW COR OF SE1/4, RUN N 2514
FOR POB, N 339.39 FT, NE'LY 558.
492.56 FT, SWLY 567.23 FT TO POB

MURPHY RONALD C/MURPHY TANYA L
416 SW GASTONIA CT
FORT WHITE, FL 32038

2026

27-6S-16-03950-106

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
Quality	05	05

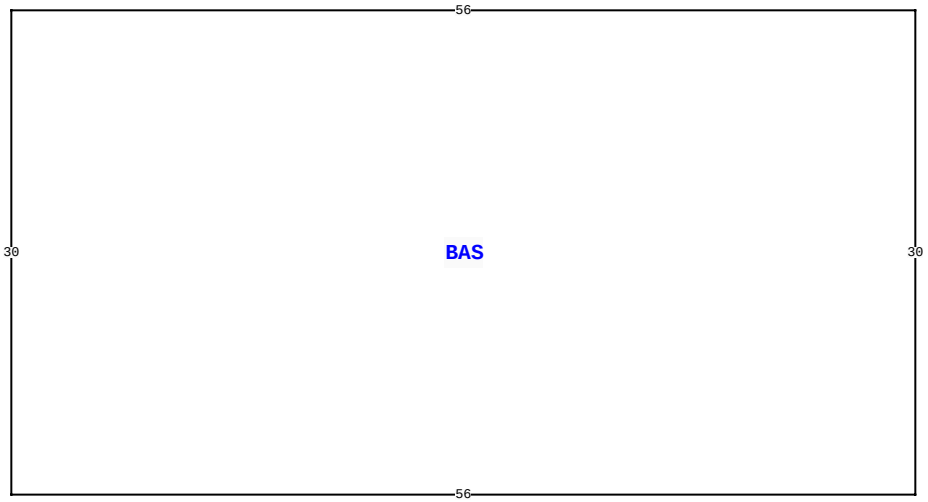
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 27616.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	122,317
TOTALS	1,680			1,680	122,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	113.9000	107.07	179,878	2011	2011	0	0	0	32.00	68.00

1 MANUF 1 100% - 2012 Heated Area: 1680 HX Base Yr 2012



416 SW GASTONIA CT, 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		122,317
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		184,317
SOH/AGL Deduction		103,838
ASSESSED VALUE		80,479
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		29,757
TOTAL JUST VALUE		184,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,713

SALE:1:1: IN LEIU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29179	M H	560	01/14/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1209/0326	1/31/2011	WD	Q	V	03	17,500
GRANTOR: DEBORAH C JADUSINGH						
GRANTEE: RONALD C & TANYA L						
1176/1551	6/30/2009	WD	U	V	38	3,000
GRANTOR: KIMBERLI SOLER						
GRANTEE: DEBORAH C JADUSINGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E56 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/05/2015 BY TW Total Acres: 5.30 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/02/2025 BY SYS