

JACOBSON LESLIE IRENE
415 SW GASTONIA CT
FORT WHITE, FL 32038-3651

27-6S-16-03950-107

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		26	ALM SIDING 100		0800	02	1,064	109.9000		65.94	70,160	1993	1993	0	0	0	60.00	40.00	VALUATION BY					STANDARD										
Roof Structure		03	GABLE/HIP 100		1 MOBILE HME 100% - 2014										Heated Area: 1064					HX Base Yr 2014					Tax Group: 3					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		14 76 14 76 BAS															BUILDING MARKET VALUE					28,064									
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					7,000									
Interior Floor		14	CARPET 90																	TOTAL LAND VALUE - MARKET					55,000									
Interior Floor		08	SHT VINYL 10																	TOTAL MARKET VALUE					90,064									
Air Condition		02	WINDOW 100																	SOH/AGL Deduction					57,825									
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					32,239									
Bedrooms			2 100																	TOTAL EXEMPTION VALUE					HX HB 25,000									
Bathrooms			2 100																	BASE TAXABLE VALUE					7,239									
Stories		1.	1. 100																	TOTAL JUST VALUE					90,064									
Architectual Units		01	CONV 100																	NCON VALUE					0									
			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					90,064																								
					SALE:4:1: 11.60 AC @ \$2170 PER AC-ASSESSED \$1700/A																													
					SALE:3:1: 11.60 AC @ \$2170 PER AC-ASSESSED \$1700/A																													
					SALE:2:1: IN LIEU OF FORECLOSURE																													
					SALE:1:1: SALE IS LOW FOR AREA																													
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	1,064	100		1,064	28,064																													
TOTALS		1,064			1,064	28,064																												
EXTRA FEATURES						415 SW GASTONIA CT, FORT WHITE										BLD DATE				LGL DATE		04/07/2025		MLU										
																XF DATE		LAND DATE																
																INC DATE		AG DATE																
L N	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																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 5.80		Total Land Value: 55,000		Market: 0		Agricultural: 0		Common: 55,000		PRINTED 11/19/2025 BY SYS																	