COMM SW COR OF SE1/4, RUN N 2514 FT, N 1460 FT FOR POB, RUN W 510 FT, E 510 FT, S 485.04 FT TO POB

MCDANIEL SARAH
147 SW GASTONIA CT
FORT WHITE, FL 32038

2026

27-6S-16-03950-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

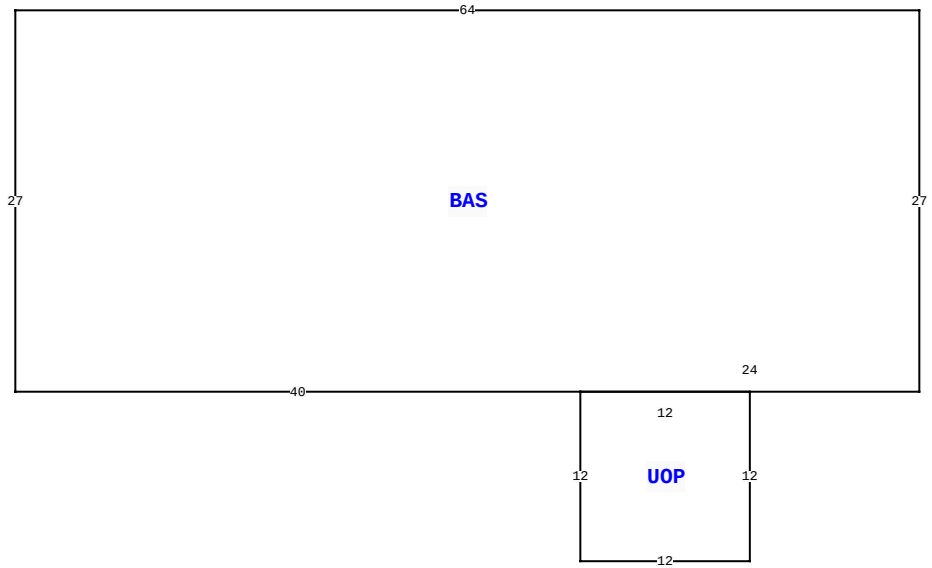
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	175,898
UOP	144	25		36	3,665
TOTALS	1,872			1,764	179,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,764	119.0000	111.86	197,321	1995	2020	0	0	0	9.00	91.00

1 MANUF 1 100% - 2021 Heated Area: 1728 HX Base Yr 2021



147 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		179,562
TOTAL MARKET OB/XF VALUE		9,950
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,512
SOH/AGL Deduction		95,928
ASSESSED VALUE		148,584
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,862
TOTAL JUST VALUE		244,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13674	M H	125	02/20/1998
8144	M H	125	03/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1554	11/10/2020	WD	Q	I	01	140,000
GRANTOR: PROPERTIES PLUS LLC						
GRANTEE: SARAH MCDANIEL						
1424/0869	9/01/2020	WD	U	I	11	0
GRANTOR: FREDDIE & VIRGINA GEO						
GRANTEE: PROPERTIES PLUS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E40 UOP= S12 E12 N12 W12$ E24 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,950

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		00	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: 5.70 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS