COMM SW COR OF SE1/4, RUN N 2514
TO E R/W OF CO RD, N ALONG R/W 1
FT FOR POB, CONT E 741.09 FT, S

CROSS BETHANNE H/POND ERICA A
197 SW PARK PLACE
FORT WHITE, FL 32038

**2026**

**27-6S-16-03950-115**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

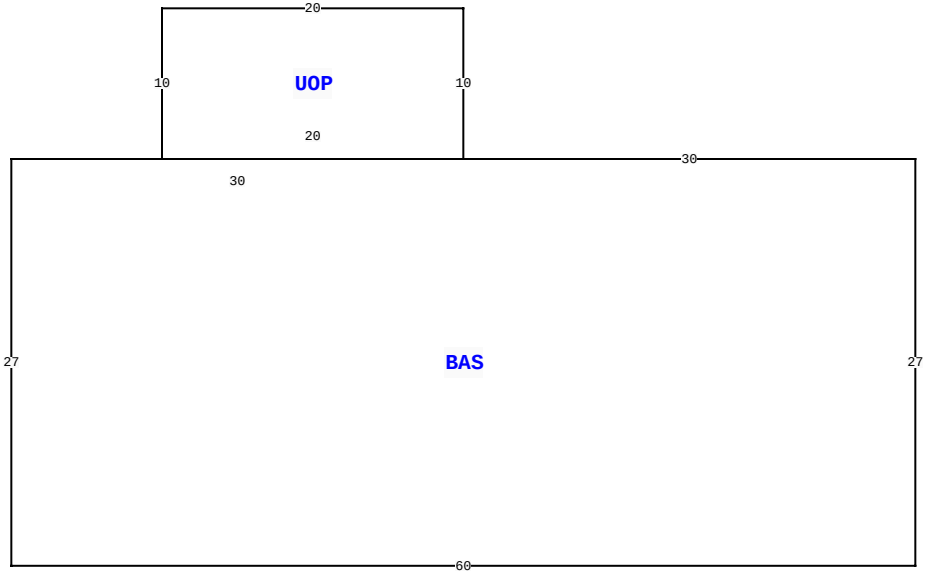
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 27616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | | 1,620 | 44,284 |
| UOP | 200 | 25 | | 50 | 1,367 |
| TOTALS | 1,820 | | | 1,670 | 45,651 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,670 | 113.9000 | 68.34 | 114,128 | 1998 | 1997 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2019 Heated Area: 1620 HX Base Yr 2019




197 SW PARK PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 45,651 |
| TOTAL MARKET OB/XF VALUE | | 8,740 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 104,391 |
| SOH/AGL Deduction | | 34,951 |
| ASSESSED VALUE | | 69,440 |
| TOTAL EXEMPTION VALUE | HX HB | 44,440 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 104,391 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 104,391 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 12873 | M H | 125 | 08/08/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1362/0413 | 6/08/2018 | WD | Q | I | 01 | 60,000 |
| GRANTOR: CHRISTOPHER B HOLLAND | | | | | | |
| GRANTEE: BETHANNE H CROSS & | | | | | | |
| 0844/0017 | 8/11/1997 | WD | Q | V | | 15,500 |
| GRANTOR: COX & COX | | | | | | |
| GRANTEE: HOLLAND | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 UOP= N10 W20 S10 E20$ W30 S27 E60 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 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1997 | 1997 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 12 | 24 | 288.00 | UT | 2.50 | 2.50 | 75 | 0 | 0 | 3 | 75 | 540 | |
| 3 | 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 8,740

| 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 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 06/05/2015 BY TW Total Acres: 6.90 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS