LOT 20 FOXWOOD S/D PHASE 2.

WD 1228-230

PENNINGTON LUKE M
355 SW VIXEN LANE
FORT WHITE, FL 32038

2025

27-6S-16-03951-120

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

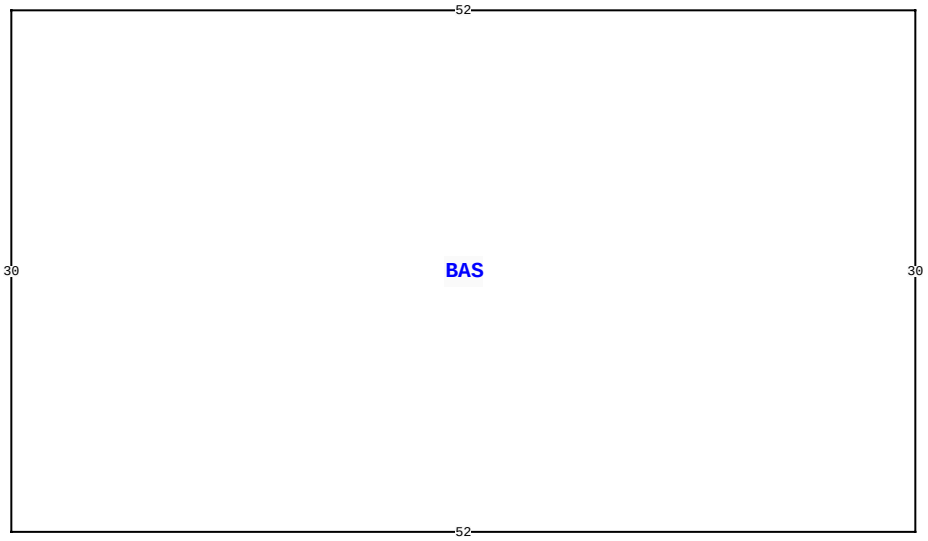
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	140,304
TOTALS	1,560			1,560	140,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2017	2016	0	0	0	16.00	84.00

1 MANUF 1 100% - 2017 Heated Area: 1560 HX Base Yr 2017



355 SW VIXEN LN, 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		140,304
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		203,504
SOH/AGL Deduction		87,216
ASSESSED VALUE		116,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		65,566
TOTAL JUST VALUE		203,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34188	M H	525	06/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0230	1/12/2012	WD	U	V	40	50,000
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: LUKE M PENNINGTON						
0935/0121	9/10/2001	WD	Q	V		723,600
GRANTOR: HORTON TIMBER CO						
GRANTEE: NORTH FLORIDA TIMBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E52 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	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 8,200

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/10/2016 BY JS Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/25/2025 BY SYS