LOT 21 FOXWOOD S/D PHASE 2.
WD 1314-118, CT 1391-1674, WD 13

ALBRITTON MORRIS V/ALBRITTON AMANDA C
423 VIXEN SW LN
FORT WHITE, FL 32038

2025

27-6S-16-03951-121

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	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

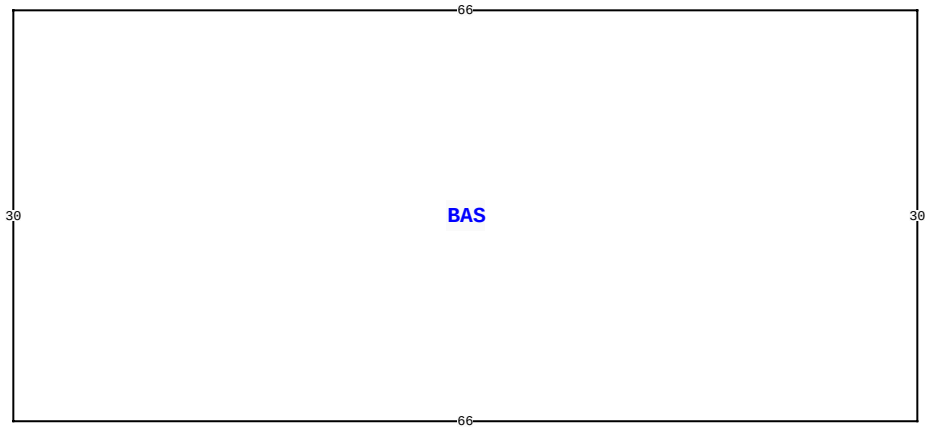
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	182,919
TOTALS	1,980			1,980	182,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,980	108.0000	101.52	201,010	2020	2019	0	0	0	9.00	91.00

1 MANUF 1 100% - 2020 Heated Area: 1980 HX Base Yr 2020



423 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		182,919
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		244,919
SOH/AGL Deduction		91,835
ASSESSED VALUE		153,084
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,362
TOTAL JUST VALUE		244,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39005	M H	0	12/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/1228	11/01/2019	WD	Q	V	01	55,000
GRANTOR: NORTH FLORIDA TIMBERL						
GRANTEE: MORRIS V & AMANDA C						
1391/1674	8/19/2019	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NORTH FLORIDA TIMBE						

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	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S30 E66 N30$.

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		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 01/31/2020 BY JB Total Acres: 5.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/25/2025 BY SYS