LOT 35 FOXWOOD S/D PHASE 2.

WD 1233-997, WD 1489-2158, LE 15

WEAKLAND KAREN
368 SW VIXEN LN
FORT WHITE, FL 32038

2026

27-6S-16-03951-135

BUILDING CHARACTERISTICS

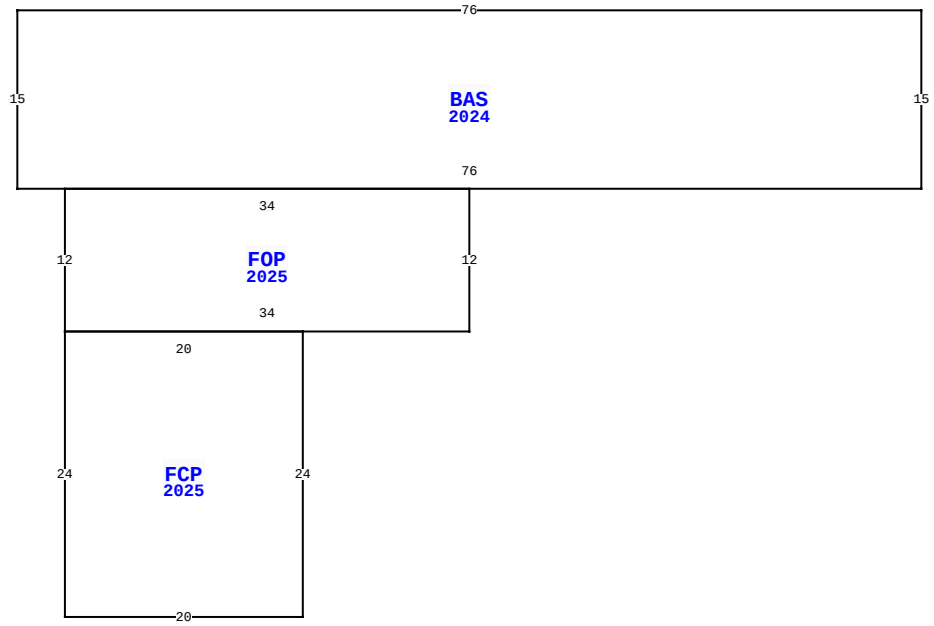
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	00	N/A 50
Interior Floo	08	SHT VINYL 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	123,584
FCP	480	25	2025	120	13,009
FOP	408	35	2025	143	15,503
TOTALS	2,028			1,403	152,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,403	108.5000	111.76	156,799	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2024 Heated Area: 1140 HX Base Yr 2024



368 SW VIXEN LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		242,847
TOTAL MARKET OB/XF VALUE		21,020
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		318,867
SOH/AGL Deduction		39,051
ASSESSED VALUE		279,816
TOTAL EXEMPTION VALUE	HX HB WX 98	180,064
BASE TAXABLE VALUE		99,752
TOTAL JUST VALUE		318,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052335	Generator	0	02/14/2025
000050077	Additions	20,000	06/07/2024
000047610	Mobile Home		07/06/2023
000047612	Mobile Home		07/06/2023
000043050	Electrical Servic	0	10/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/1000	10/02/2023	LE	U	I	14	100
GRANTOR: WEAKLAND KAREN						
GRANTEE: WEAKLAND KAREN (ENH						
1489/2158	5/04/2023	WD	Q	I	01	124,000
GRANTOR: WOOD JERRY E						
GRANTEE: WEAKLAND KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-65,-19] E76 S15 W76 N15 $
FOP=[YR=2025;ORIG=-61,-4] E34 S12 W34 N12 $
FCP=[YR=2025;ORIG=-61,8] E20 S24 W20 N24 $
.

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	2023	2022		100	7,000	
2	0296	SHED METAL	0	100	12	36	432.00	UT	10.00	10.00	100	2023	2022		100	4,320	
3	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2024	2023		100	3,200	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 21,020

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	0.80	55,000.00	44,000.00	44,000							
2	0200	C	MBL HM	0					1.00	LT		1.00	1.00	0.20	55,000.00	11,000.00	11,000							

REVIEW DATE 12/06/2023 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/16/2025 BY SYS

LOT 35 FOXWOOD S/D PHASE 2.
WD 1233-997, WD 1489-2158, LE 15

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Interior Floo	14	CARPET 50
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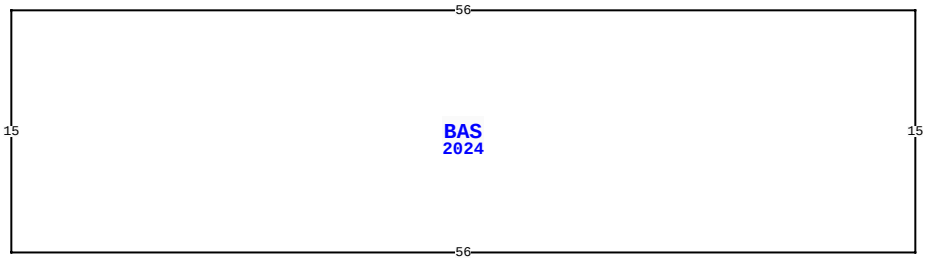
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	90,752
TOTALS	840			840	90,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	112.5000	111.38	93,559	2023	2023	0	0	0	3.00	97.00

2 MANUF 2 0% - 2024 Heated Area: 840 HX Base Yr 2024



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COLUMBIA COUNTY PROPERTY

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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,371

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1489/2158	5/04/2023	WD	Q	I	01	124,000
GRANTOR: WOOD JERRY E						
GRANTEE: WEAKLAND KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,9] E56 S15 W56 N15 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2023 BY JB Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/16/2025 BY SYS