LOT 36 FOXWOOD S/D PHASE 2.
WD 1291-300, CT 1350-1703, WD 13

AMARA CHAD JAMES/AMARA CHRISTINA SUE
440 SW VIXEN LN
FORT WHITE, FL 32038

2026

27-6S-16-03951-136

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

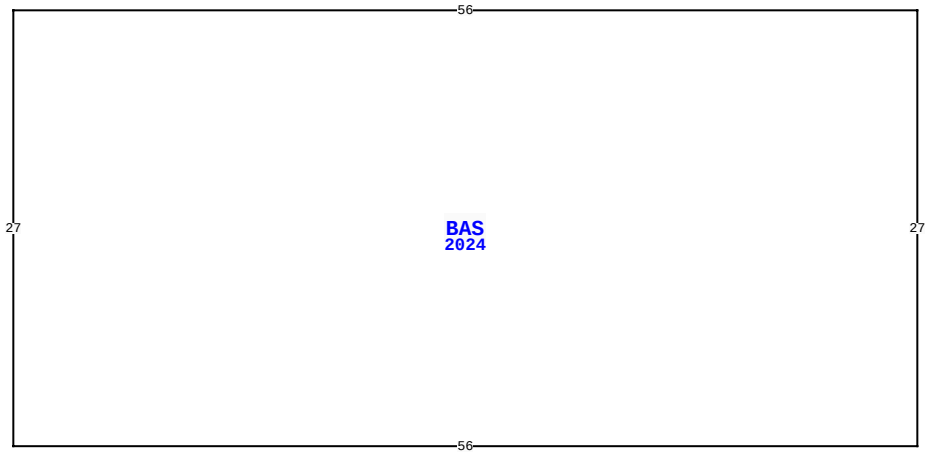
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,512	100	2024	1,512	169,409
TOTALS	1,512			1,512	169,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	114.5000	117.94	178,325	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2025 Heated Area: 1512 HX Base Yr 2025



440 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		169,409
TOTAL MARKET OB/XF VALUE		19,000
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		243,409
SOH/AGL Deduction		92,940
ASSESSED VALUE		150,469
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		94,747
TOTAL JUST VALUE		243,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046419	Mobile Home		02/01/2023
000045967	Storage Building	10,000	11/22/2022
000045750	Electrical Servic	0	10/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/173	8/05/2022	WD	Q	V	01	75,900
GRANTOR: QUINN STEPHANIE						
GRANTEE: AMARA CHAD JAMES						
1436/1748	4/30/2021	WD	Q	V	01	59,900
GRANTOR: WOOD JERRY E						
GRANTEE: QUINN STEPHANIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=19,8] E56 S27 W56 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 19,000

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 01/17/2024 BY RP Total Acres: 5.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 10/14/2025 BY SYS