LOT 15 TURKEY HAVEN S/D UNREC
MORE PARTICULARLY DESC: COMM
NE COR OF SW1/4, RUN S 2004.26

CAINES AARON A/CAINES DEVIN N
292 SW POWELL GLN
FORT WHITE, FL 32038

2026

29-5S-16-03737-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

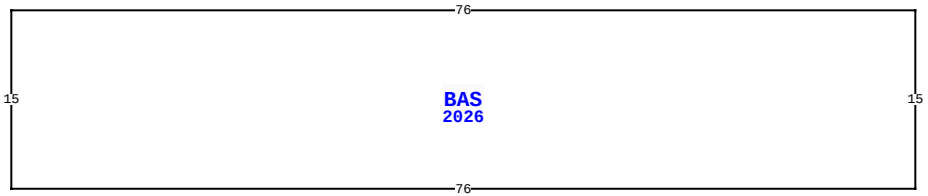
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	29516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2026	1,140	124,981
TOTALS	1,140			1,140	124,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	113.0000	111.87	127,532	2025	2025	0	0	0	2.00	98.00

1 MANUF 2 0% - 2026 Heated Area: 1140 HX Base Yr



434 SW POWELL GLN, 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	124,981
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,285
TOTAL MARKET VALUE	227,266
SOH/AGL Deduction	22,594
ASSESSED VALUE	204,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,672
TOTAL JUST VALUE	227,266
NCON VALUE	131,981
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,285

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053230	Mobile Home		05/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2151	12/22/2020	WD	Q	I	05	300,000
GRANTOR: CLEMENT SANDRA J &						
GRANTEE: CAINES AARON A						
0958/0004	7/10/2002	WD	Q	V		53,000
GRANTOR: BKL PARTNERSHIP						
GRANTEE: SANDRA CLEMENT & RU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=20,16] E76 S15 W76 N15 $
.

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	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

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	0					10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

REVIEW DATE 07/23/2025 BY randall Total Acres: 10.03 Total Land Value: 95,285 Market: 0 Agricultural: 0 Common: 95,285 PRINTED 11/21/2025 BY SYS