COMM AT A PT ON THE SW R/W OF
SAL RR & S LINE OF N1/2 OF
SEC, RUN W 347.55 FT FOR POB,

ARRINGTON LOIS
164 SW CHARITY COURT
FT WHITE, FL 32038

2026

29-6S-16-03969-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

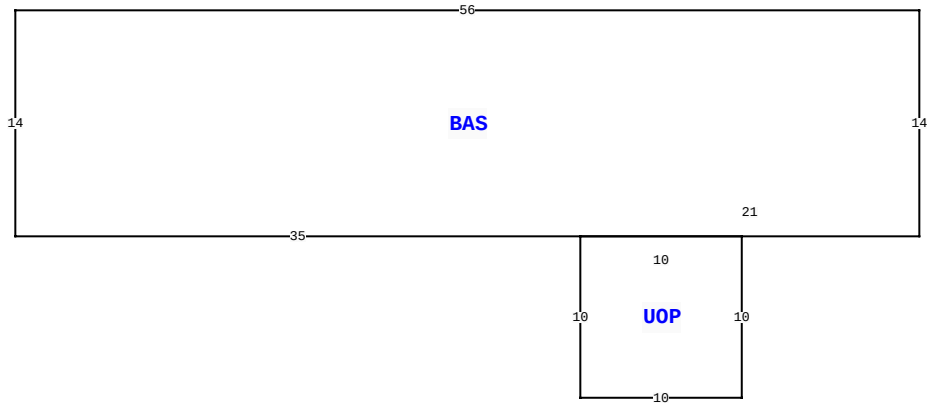
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	29616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	19,738
UOP	100	25		25	630
TOTALS	884			809	20,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	809	104.9000	62.94	50,918	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 784 HX Base Yr



164 SW CHARITY CT, 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		20,367
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		34,720
TOTAL MARKET VALUE		62,387
SOH/AGL Deduction		36,789
ASSESSED VALUE		25,598
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		598
TOTAL JUST VALUE		62,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,387

XFOB:1:1: OAKB M H

BLDG:1:1: OAKB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0591/0380	5/01/1986	WD	Q	V	01	1

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E35 UOP= S10 E10 N10 W10$ E21 N14$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
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 7,300

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-1	0.00	0.00	2.48	AC		1.00	1.00	1.00	14,000.00	14,000.00	34,720							

REVIEW DATE 06/11/2015 BY TW Total Acres: 2.48 Total Land Value: 34,720 Market: 0 Agricultural: 0 Common: 34,720 PRINTED 10/23/2025 BY SYS