THE W1/2 OF: COMM SW COR OF NW1/
FT TO S R/W CR-18, NE 838.52 FT
449.99 FT, SE 484 FT, SW 450 FT,

GONZALEZ REBECCA
2170 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

31-6S-17-09818-006

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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

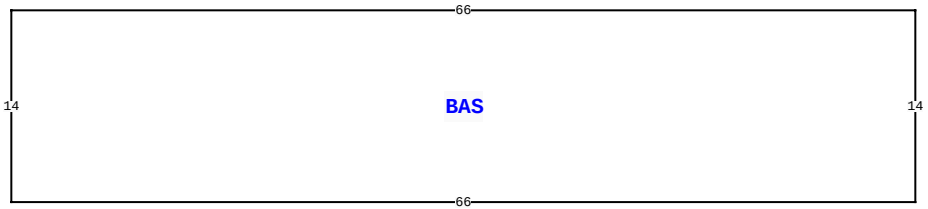
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	70,242
TOTALS	924			924	70,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	113.9000	107.07	98,933	2013	2012	0	0	0	29.00	71.00

3 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	70,242
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	114,042
SOH/AGL Deduction	0
ASSESSED VALUE	114,042
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,042
TOTAL JUST VALUE	114,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,010

XFOB:1:1: OMNI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30772	M H	510	02/08/2013
13211	M H	125	10/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1515/1139	8/15/2023	LE	U	I	14	100
GRANTOR: LITES ROBERT L						
GRANTEE: LITES ROBERT L (ENH						
1385/1765	5/13/2019	LE	U	I	14	0
GRANTOR: ROBERT L LITES & CHRI						
GRANTEE: ROBERT L LITES(LE)						

3218 SW COUNTY ROAD 18 , FORT WHITE

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

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	0296	SHED METAL	0	0	24	30	720.00	UT	5.00	5.00	50	1993	1993	3	50	1,800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,800

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			0.00	0.00	1.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 10/19/2017 BY DF Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS