

LOT 4 COUNTRY MEADOW S/D.
824-874, CT 1041-2848, WD 1053-1

MITCHELL TEDDY JR/MITCHELL CYNTHIA
12680 SW STATE RD 47
FORT WHITE, FL 32038

2026

33-5S-16-03751-104



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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		02
NEIGHBORHOOD/LOC	33516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	82,043
TOTALS	2,356			2,356	82,043

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	12	24	288.00	UT	5.00	5.00	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,356	113.8000	68.28	160,868	2006	2006		0	0	49.00	51.00	
1 MOBILE HME 100% - 2015 Heated Area: 2356 HX Base Yr 2015													
31 BAS 7631													
12680 SW STATE ROAD 47 , FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/07/2025 MLU													

COLUMBIA COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 82,043													
TOTAL MARKET OB/XF VALUE 10,520													
TOTAL LAND VALUE - MARKET 55,000													
TOTAL MARKET VALUE 147,563													
SOH/AGL Deduction 39,425													
ASSESSED VALUE 108,138													
TOTAL EXEMPTION VALUE HX HB 50,722													
BASE TAXABLE VALUE 57,416													
TOTAL JUST VALUE 147,563													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 152,389													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048348	Roof Replacement	11,900	10/05/2023
23530	M H	0	08/24/2005
12638	M H	125	06/11/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1269/1978	2/14/2014	WD	U	I	12	67,200	
GRANTOR: SECRETARY OF HOUSING							
GRANTEE: TEDDY MITCHELL JR &							
1259/0829	4/23/2012	WD	U	I	12	100	
GRANTOR: WELLS FARGO BANK NA							
GRANTEE: SECRETARY OF HOUSIN							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W76 S31 E76 N31\$.													