COMM SW COR OF SW1/4 OF NW1/4, R
POB, RUN E 730 FT, N 210 FT, W 7
TO POB. & THAT PART OF THE FOLLO

PAULIS NICHOLAS ROBERT ALEXANDER
537 SW JORDAN ST
FT WHITE, FL 32038

2026

33-6S-16-04037-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

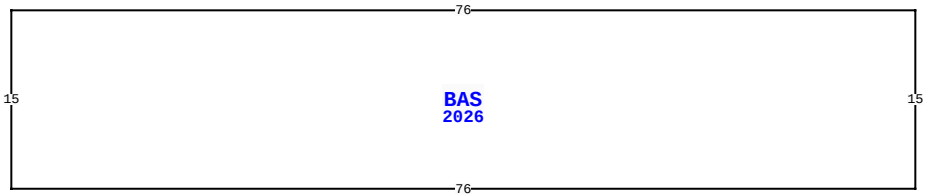
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	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	16.00	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



537 SW JORDAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	124,981
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	25,160
TOTAL MARKET VALUE	157,141
SOH/AGL Deduction	0
ASSESSED VALUE	157,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,141
TOTAL JUST VALUE	157,141
NCON VALUE	131,981
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053425	Mobile Home		06/23/2025
000053205	Right-of-Way Acce		05/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/226	12/20/2024	QC	U	V	11	12,600
GRANTOR: PAULIS VICTORIA DANIE						
GRANTEE: PAULIS NICHOLAS ROB						
1503/2351	12/04/2023	PB	U	V	18	0
GRANTOR: PAULIS VICTOR						
GRANTEE: PAULIS VICTORIA DAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=11,10] 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			0.00	0.00	3.70	AC		1.00	1.00	0.80	8,500.00	6,800.00	25,160							

REVIEW DATE 09/19/2025 BY randall Total Acres: 3.70 Total Land Value: 25,160 Market: 0 Agricultural: 0 Common: 25,160 PRINTED 11/10/2025 BY SYS