LOT 7 FERNWOOD ESTATES S/D.
ORB 473-350, 656-260, 853-695,

HOWARD EILEEN F BAUER
228 SW TANGERINE DRIVE
FORT WHITE, FL 32038-7091

2026

36-5S-15-00485-067

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

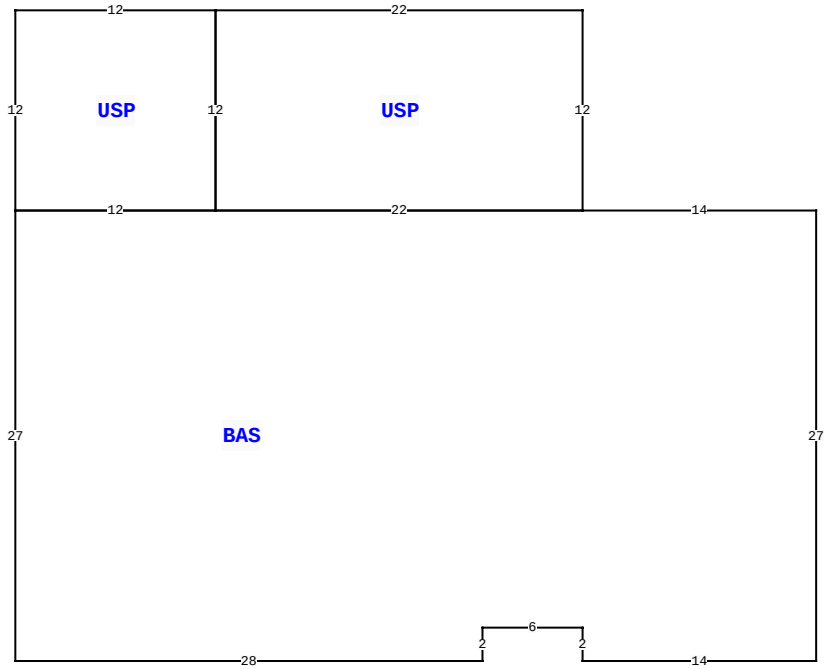
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	40,364
USP	144	35		50	1,572
USP	264	35		92	2,892
TOTALS	1,692			1,426	44,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,426	130.9850	78.59	112,069	2002	2002	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1284 HX Base Yr



228 SW TANGERINE DR, 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		44,828
TOTAL MARKET OB/XF VALUE		16,080
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		115,908
SOH/AGL Deduction		30,933
ASSESSED VALUE		84,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		34,253
TOTAL JUST VALUE		115,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,908

BLDG:1:1: SKYL MH
XFOB:1:1: SKYL MH
SALE:1:1: LOT 7 FERNWOOD ESTATES
LAND:1:1: 5.00 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34303	GARAGE	139	07/28/2016
18551	M H	125	07/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/0695	2/12/1998	QC	Q	I	01	100
GRANTOR: GIBSON						
GRANTEE: BAUER						
0561/0696	2/01/1981	QC	Q	V		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 USP= N12 W22 S12 E22$ W22 USP= N12 W12 S12 E12$ W12 S27 E28 N2 E6 S2 E14 N27$.

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	0294	SHED WOOD/	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,600	
8	0031	BARN,MT AE	0	100	20	21	420.00	UT	9.00	9.00	100	2016	2016	3	100	3,780	

LAND DESCRIPTION

TOTAL OB/XF 16,080

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 07/27/2016 BY DF Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS