LOT 42 PARKER WOODS S/D.
QC 1256-488, WD 1346-1158, WD 13

ROBY ORION KAI
448 SW LEGREE TER
FORT WHITE, FL 32038

2026

36-6S-16-04076-142

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

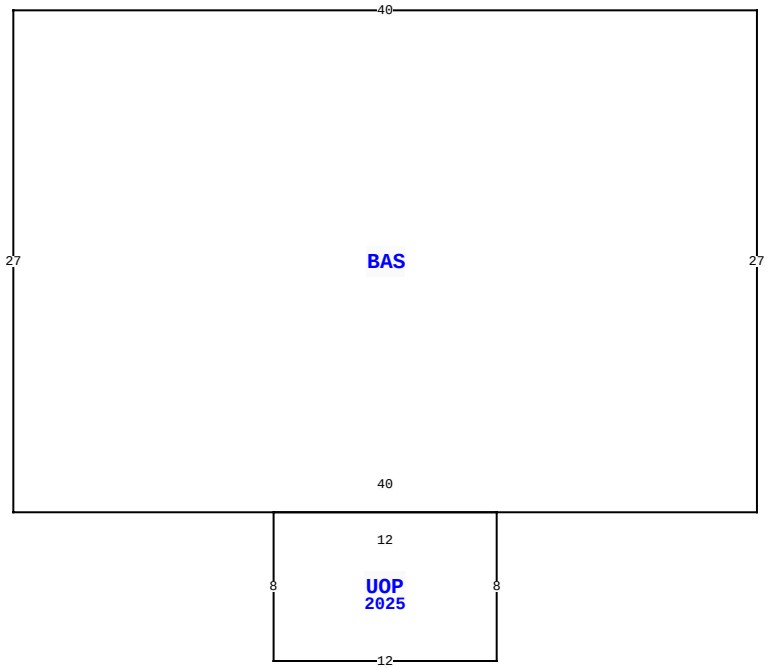
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	106,054
UOP	96	25	2025	24	2,357
TOTALS	1,176			1,104	108,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,104	114.8000	107.91	119,133	2012	2020	0	0	0	9.00	91.00

1 MANUF 1 0% - 2025 Heated Area: 1080 HX Base Yr



448 SW LEGREE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	108,411
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	165,911
SOH/AGL Deduction	0
ASSESSED VALUE	165,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,911
TOTAL JUST VALUE	165,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29874	M H	375	01/13/2012
10159	M H	125	09/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/897	6/14/2024	WD	Q	I	01	217,500
GRANTOR: BROUGHTON JANET R						
GRANTEE: ROBY ORION KAI						
1346/1158	10/06/2017	WD	U	I	11	100
GRANTOR: PARKER LAND CO						
GRANTEE: LOLA PIPKIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S27 E40 N27 $
UOP=[YR=2025;ORIG=-14,27] S8 W12 N8 E12 $
.

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			3	100	7,000	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 09/18/2024 BY TP Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/03/2025 BY SYS