

COMM NW COR OF SE1/4 OF SE1/4,
RUN E 540.73 FT FOR POB, CONT
E 193.78 FT, S 681.78 FT, W

JONES CLARA NELL (ESTATE)
C/O CANDI LEGREE, 3500 SW OLD BELLAMY RD
FT WHITE, FL 32038

2026

36-6S-16-04098-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	02	02 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200 MOBILE HOME	
MAP NUM		02

NEIGHBORHOOD/LOC	36616.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	25,058
TOTALS	1,344			1,344	25,058

EXTRA FEATURES					
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L N	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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0120	CLFENCE 4	0	0	0	0	150.00	UT	4.50	4.50	100	2001	2001	3	100	675	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION			TOTAL OB/XF 11,975													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.04	AC		1.00	1.00	0.80	14,000.00	11,200.00

REVIEW DATE	06/29/2015	BY	DF
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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	77.6790	46.61	62,644	1977	1977	0	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr												
24 56 BAS 24 56												
113 SW CANDI CT, FORT WHITE												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS= W56 S24 E56 N24\$.																

COLUMBIA COUNTY PROPERTY														
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		25,058
TOTAL MARKET OB/XF VALUE		11,975
TOTAL LAND VALUE - MARKET		11,648
TOTAL MARKET VALUE		48,681
SOH/AGL Deduction		7,242
ASSESSED VALUE		41,439
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		41,439
TOTAL JUST VALUE		48,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,681

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
1166/2444	8/07/2008	WD Q	I 01 100
GRANTOR: EMMA LEE BROWN			
GRANTEE: CLARA NELL JONES			
1126/2421	7/24/2007	WD Q	I 05 100
GRANTOR: EVELYN BRINSON MCHENR			
GRANTEE: EMMA BROWN			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W56 S24 E56 N24\$.			