THE SOUTH 5 AC OF FOLLOWING:
COMM NW COR OF SE1/4 OF SE1/4,
RUN E 880 FT FOR POB, RUN S

SHELTON STEWART R/SHELTON JOSEPHINE
622 SW LEGREE TER
FT WHITE, FL 32038

2026

36-6S-16-04099-000

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	12	HARDWOOD 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
Quality	05	05

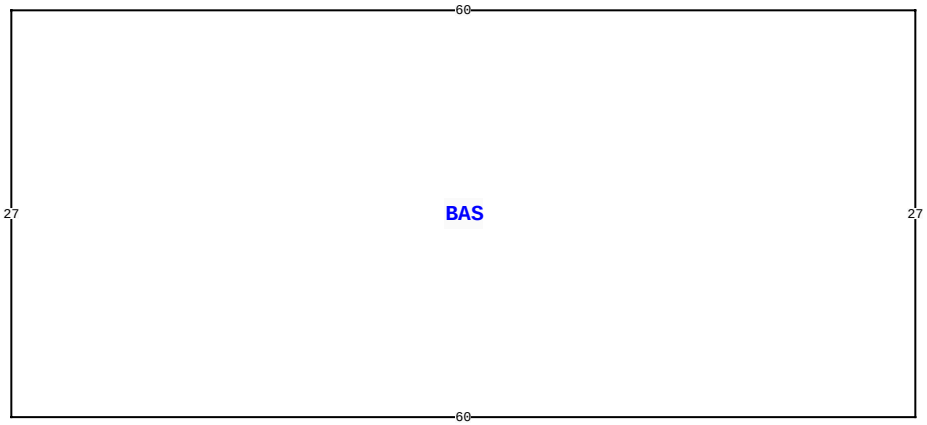
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	140,266
TOTALS	1,620			1,620	140,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	116.6000	109.60	177,552	2016	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2019 Heated Area: 1620 HX Base Yr 2019



622 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		304,339
TOTAL MARKET OB/XF VALUE		29,200
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		383,539
SOH/AGL Deduction		79,984
ASSESSED VALUE		303,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,833
TOTAL JUST VALUE		383,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,557

SALE:3:1: 10 ACRES - GOT A GOOD BUY - HEIR PROPERT
SALE:2:1: SALE TOOK PLACE IN 1994
SALE:1:1: WAY LOW FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048549	Mobile Home		11/01/2023
33430	M H	751	10/07/2015
11366	M H	125	07/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1292/1527	4/07/2015	WD	Q	V	03	18,000
GRANTOR: DAVID A HENDERSON						
GRANTEE: STEWART R & JOSEPHI						
1292/1524	4/02/2015	QC	U	V	11	100
GRANTOR: EARL MARTIN						
GRANTEE: DAVID A HENDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
4	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2025	2024		100	8,500	
5	0030	BARN,MT	0	100	0	0	1.00	UT	5,500.00	5,500.00	100	2025	2024		100	5,500	

LAND DESCRIPTION

TOTAL OB/XF 29,200

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	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 02/02/2024 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/14/2025 BY SYS

THE SOUTH 5 AC OF FOLLOWING:
COMM NW COR OF SE1/4 OF SE1/4,
RUN E 880 FT FOR POB, RUN S

SHELTON STEWART R/SHELTON JOSEPHINE
622 SW LEGREE TER
FT WHITE, FL 32038

2026

36-6S-16-04099-000

BUILDING CHARACTERISTICS

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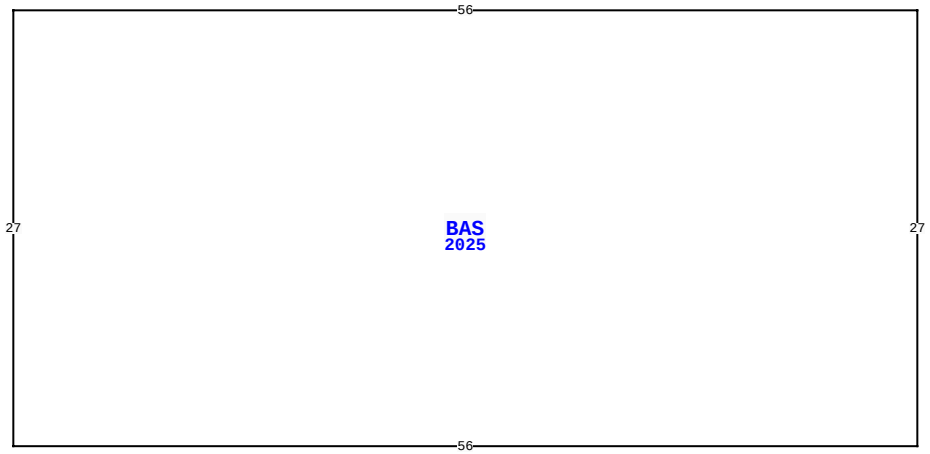
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	164,073
TOTALS	1,512			1,512	164,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.0000	111.87	169,147	2023	2023	0	0	0	3.00	97.00

3 MANUF 2 0% - 2025 Heated Area: 1512 HX Base Yr 2019



622 SW LEGREE TER, FORT WHITE

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: EARL MARTIN						
GRANTEE: DAVID A HENDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,11] E56 S27 W56 N27 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/02/2024 BY JB Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/14/2025 BY SYS