LOTS 24, 25, & 26 UNIT 20 THREE
909-764, 967-1956, 983-411, WD 1

SIMPSON MICHEAL/SIMPSON ANNETTE
1800 SW NEWARK DR
FORT WHITE, FL 32028-4701

**2027**

**00-00-00-01255-000**

## BUILDING CHARACTERISTICS

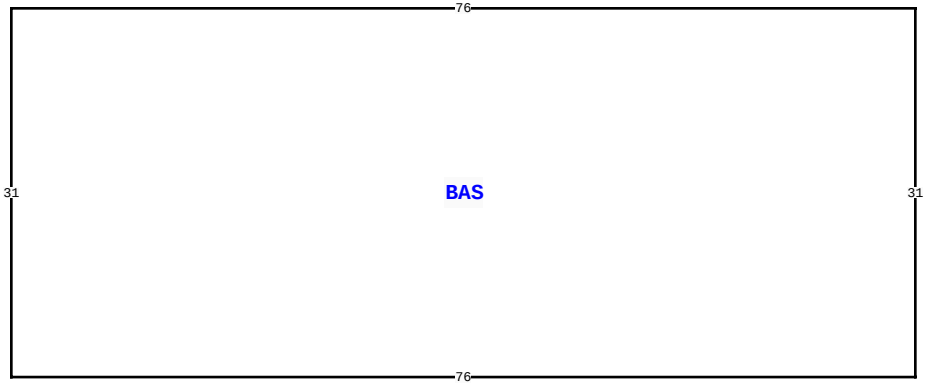
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 100000.20 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,356 | 100 | | 2,356 | 142,084 |
| TOTALS | 2,356 | | | 2,356 | 142,084 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,356 | 117.9000 | 109.65 | 258,335 | 2001 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2012 Heated Area: 2356 HX Base Yr 2012




1800 SW NEWARK DR, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 142,084 |
| TOTAL MARKET OB/XF VALUE | | 19,608 |
| TOTAL LAND VALUE - MARKET | | 70,200 |
| TOTAL MARKET VALUE | | 231,892 |
| SOH/AGL Deduction | | 117,021 |
| ASSESSED VALUE | | 114,871 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 63,460 |
| TOTAL JUST VALUE | | 231,892 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1551/2329 | 10/01/2025 | LE | U | I | 14 | 100 |
| GRANTOR: SIMPSON MICHAEL S (EN | | | | | | |
| GRANTEE: GOULD DONNA (RMDR) | | | | | | |
| 1211/1778 | 3/22/2011 | WD | Q | I | 01 | 100,000 |
| GRANTOR: DONALD W COOK SR & BE | | | | | | |
| GRANTEE: MICHEAL SIMPSON & A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 60 | 8 | 480.00 | UT | 7.50 | 7.50 | 50 | 2006 | 2006 | 3 | 50 | 1,800 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 18 | 30 | 540.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 1,080 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0060 | CARPORT F | 0 | 100 | 18 | 25 | 450.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 900 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 14 | 24 | 336.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 1,680 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 32 | 12 | 384.00 | UT | 10.00 | 10.00 | 20 | 2006 | 2006 | 3 | 20 | 768 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 18 | 30 | 540.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 1,080 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 18 | 25 | 450.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 900 | |
| 9 | 0210 | GARAGE U | 0 | 100 | 30 | 28 | 840.00 | UT | 5.00 | 5.00 | 100 | 2006 | 2006 | 3 | 100 | 4,200 | |
| 10 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,608

| 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 | 300.00 | 400.00 | 3.00 | LT | | 1.00 | 1.00 | 0.90 | 26,000.00 | 23,400.00 | 70,200 | | | | | | | |

REVIEW DATE 01/26/2016 BY DF Total Acres: 2.75 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 11/17/2026 BY SYS