LT 33 & W/2 OF LOT 32, UNIT 21 T
ESTATE AS DESC IN 1215-1440.

WAGENSELLER HARLEY/WAGENSELLER TAMARA
224 SW TRENTON TER
FORT WHITE, FL 32038-4729

2027

00-00-00-01315-033

BUILDING CHARACTERISTICS

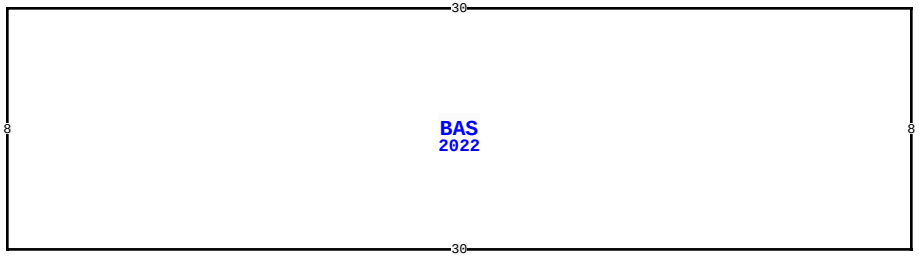
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.21	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2022	240	9,833
TOTALS	240			240	9,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	240	80.1000	74.49	17,878	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 240 HX Base Yr 2022



224 SW TRENTON TER, FORT WHITE

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

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	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		9,833
TOTAL MARKET OB/XF VALUE		7,600
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		53,433
SOH/AGL Deduction		14,415
ASSESSED VALUE		39,018
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,018
TOTAL JUST VALUE		53,433
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		53,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056902	New Residential C	100,000	11/02/2026
000050779	Right-of-Way Acce		09/10/2024
000050783	Storage Building	41,500	09/10/2024
056902	SFR		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1788	11/20/2020	WD	Q	I	01	32,000
GRANTOR: JAMES ANDERSON & CANO						
GRANTEE: HALEY & TAMARA WAGE						
1215/1440	6/27/2012	QC	U	V	11	100
GRANTOR: ROMMA LEON WINGROVE &						
GRANTEE: JAMES ANDERSON & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=16,12] E30 S8 W30 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,600

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	1.50	LT		1.00	1.00	1.00	24,000.00	24,000.00	36,000							

REVIEW DATE 05/08/2026 BY chuck Total Acres: 1.38 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS