LOTS 27, 28 & 29 BLOCK 5 THREE R
UNIT 23.

WRIGHT GARY
197 SW TEXAS LN
FORT WHITE, FL 32038

**2027**

**00-00-00-01438-127**

## BUILDING CHARACTERISTICS

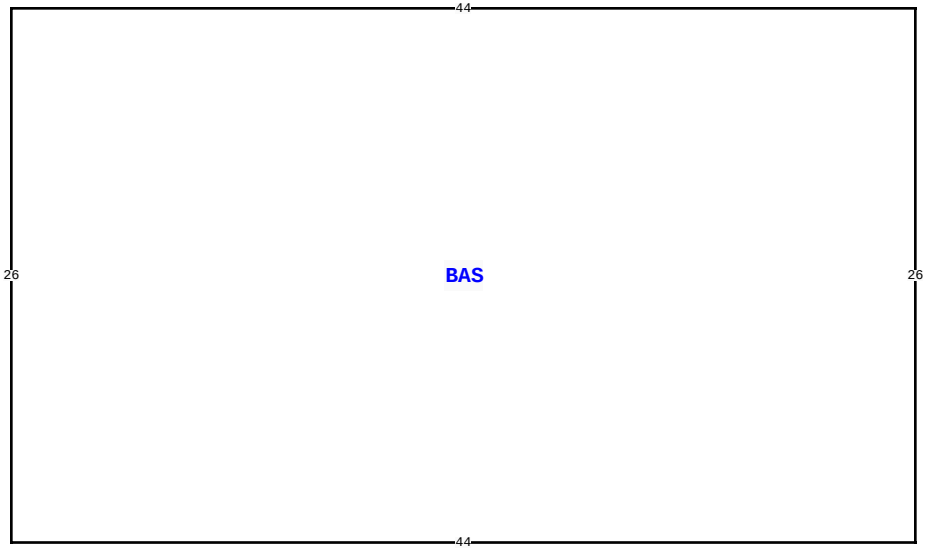
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 100000.23 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,144 | 100 | | 1,144 | 68,797 |
| TOTALS | 1,144 | | | 1,144 | 68,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,144 | 113.9000 | 109.34 | 125,085 | 2000 | 2000 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 2 100% - 2021 Heated Area: 1144 HX Base Yr 2021




197 SW TEXAS LN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 16 | 12 | 192.00 | UT | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 100 | 1,920 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 120.00 | UT | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 7 | 13 | 91.00 | UT | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 100 | 910 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 129.00 | UT | 5.00 | 5.00 | 100 | 2018 | 2018 | 3 | 100 | 645 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 800 | |
| 7 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 500 | |
| 8 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 4,300 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,797 |
| TOTAL MARKET OB/XF VALUE | | 17,275 |
| TOTAL LAND VALUE - MARKET | | 72,000 |
| TOTAL MARKET VALUE | | 158,072 |
| SOH/AGL Deduction | | 90,342 |
| ASSESSED VALUE | | 67,730 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 42,730 |
| TOTAL JUST VALUE | | 158,072 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 158,789 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 40204 | M H | 0 | 07/23/2020 |
| 36180 | PUMP/UTPOL | 50 | 01/11/2018 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1428/2779 | 1/20/2021 | WD | U | V | 11 | 100 |
| GRANTOR: THRUM RICHARD R JR RE | | | | | | |
| GRANTEE: WRIGHT GARY | | | | | | |
| 1356/2514 | 3/14/2018 | WD | U | V | 11 | 100 |
| GRANTOR: RICHARD R THURM JR | | | | | | |
| GRANTEE: RICHARD R THURM JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W44 S26 E44 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 17,275

| 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 | 200.00 | 400.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 48,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 100.00 | 400.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 09/04/2020 BY JB Total Acres: 2.75 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 11/17/2026 BY SYS