LOT 2 BLOCK 6 UNIT 23 THREE RIVE

819-2257,2258, WD 1048-1992, WD

PRINCE DANIEL/PRINCE SAMANTHA
486 SW TEXAS LN
FORT WHITE, FL 32038

2026

00-00-00-01438-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

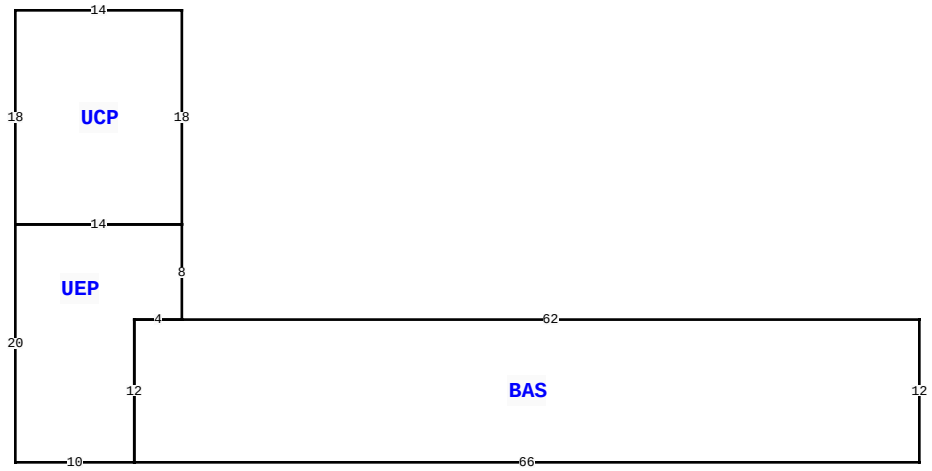
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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		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	792	100		792	16,306
UCP	252	20		50	1,030
UEP	232	70		162	3,335
TOTALS	1,276			1,004	20,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,004	85.7790	51.47	51,676	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2015 Heated Area: 792 HX Base Yr 2015



486 SW TEXAS LN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,670
TOTAL MARKET OB/XF VALUE		8,050
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		52,720
SOH/AGL Deduction		33,309
ASSESSED VALUE		19,411
TOTAL EXEMPTION VALUE	HX HB	19,411
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		52,720
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11021	M H	125	04/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1277/1500	7/11/2014	WD	Q	I	01	30,000
GRANTOR: DONALD W SR & BETTY D						
GRANTEE: DANIEL & SAMANTHA P						
1233/2523	4/12/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (DANIE						
GRANTEE: DONALD W SR & BETTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 UEP= N8 UCP= N18 W14 S18 E14$ W14 S20 E10 N12 E4$ W4 S12 E66 N12 $.

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	0060	CARPORT F	0	100	0	0	1.00	UT	1,000.00	1,000.00	75	2010	2010	3	75	750	
2	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/07/2015 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/01/2026 BY SYS