FORT WHITE: N1/2 BLOCK 20.

ORB 355-558, 473-567, WD 1237-18

COOK DONALD W JR/COOK DIANNA L
138 SW BRIGHTON CT
FORT WHITE, FL 32038

2026

00-00-00-14348-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

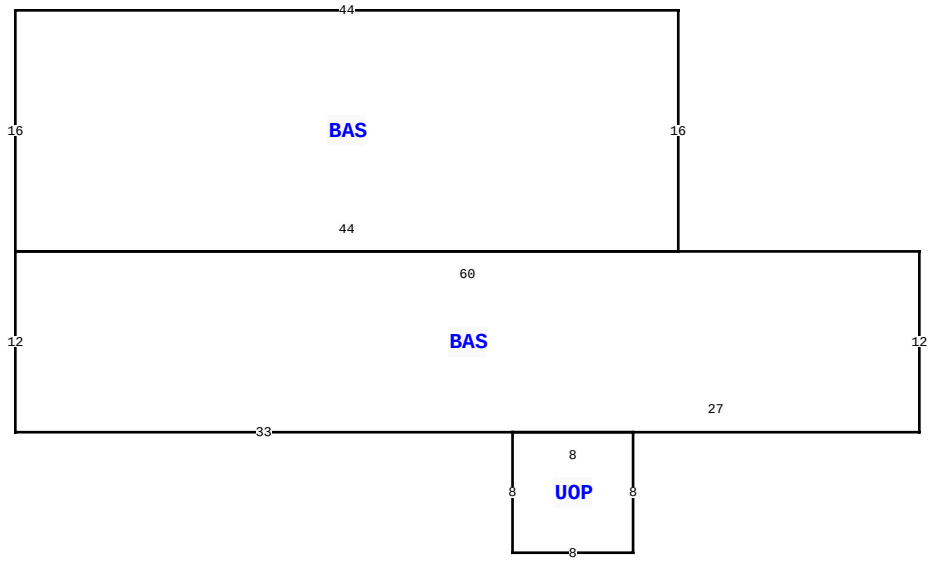
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100		704	20,315
BAS	720	100		720	20,776
UOP	64	25		16	462
TOTALS	1,488			1,440	41,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	114.5000	72.14	103,882	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1424 HX Base Yr



438 SW DORTCH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	41,553
TOTAL MARKET OB/XF VALUE	2,372
TOTAL LAND VALUE - MARKET	17,640
TOTAL MARKET VALUE	61,565
SOH/AGL Deduction	6,619
ASSESSED VALUE	54,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,946
TOTAL JUST VALUE	61,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,583

XFOB:1:1: FLEETWOOD MH (PER PROP CARD-NO MH FORM)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1309/2582	2/09/2016	WD	U	I	11	100
GRANTOR: DONALD W COOK JR & DI						
GRANTEE: DONALD W COOK JR &						
1307/2734	1/19/2016	PB	U	I	18	100
GRANTOR: BENNY RAY MAY ESTATE						
GRANTEE: DIANNA COOK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S16 BAS= S12 E33 UOP= S8 E8 N8 W8$ E27 N12 W60$ E44 N16$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0260	PAVEMENT-A	0	0	24	58	1,392.00	UT	1.10	1.10	70	1993	1993	3	70	1,072	

LAND DESCRIPTION

TOTAL OB/XF 2,372

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	0100	C	SFR	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							
2	0102	C	SFR/MH	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							

REVIEW DATE 06/16/2015 BY DF Total Acres: 0.51 Total Land Value: 17,640 Market: 0 Agricultural: 0 Common: 17,640 PRINTED 05/08/2026 BY SYS