FORT WHITE: ALL BLOCK 65.

421-358, 422-391, 571-462, 848-1

CHANNELL NANCY/CHANNELL DAVID
201 SE FAWN GLN
LAKE CITY, FL 32025

2027

00-00-00-14436-000

BUILDING CHARACTERISTICS

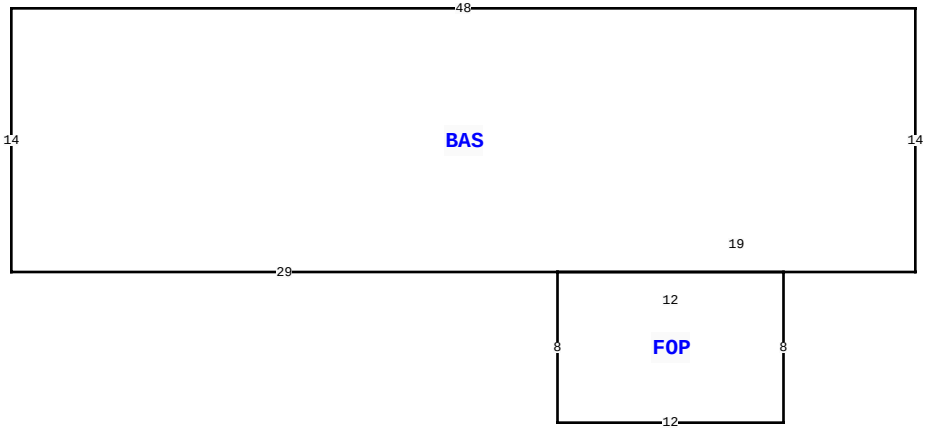
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	672	100		672	16,757
FOP	96	35		34	848
TOTALS	768			706	17,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	706	103.9000	62.34	44,012	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



316 SW CULLEN AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	17,605
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	11,400
TOTAL MARKET VALUE	36,005
SOH/AGL Deduction	0
ASSESSED VALUE	36,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,005
TOTAL JUST VALUE	36,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15582	M H	125	05/27/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/2067	1/30/2026	WD	Q	I	01	52,000
GRANTOR: BLUEBERRY HILL PROPER						
GRANTEE: CHANNELL NANCY						
1439/2376	6/03/2021	WD	U	I	37	42,500
GRANTOR: MARTIN HERMAN E						
GRANTEE: BLUEBERRY HILL PROP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E29 FOP= S8 E12 N8 W12$ E19 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0102	C	SFR/MH	0		00	0.00	0.00	14,250.00	SF		1.00	1.00	1.00	0.80	0.80	11,400							

REVIEW DATE 05/21/2026 BY TP Total Acres: 0.33 Total Land Value: 11,400 Market: 0 Agricultural: 0 Common: 11,400 PRINTED 11/17/2026 BY SYS