COMM SE COR OF SE1/4 OF NW1/4, R
W 52.42 FT FOR POB, CONT W 614.4
FT, E 403.46 FT, SE 392.95 FT TO

GAMBLE JOSHUA L/GAMBLE JESSICA L
947 SW SPRUCE RD
FORT WHITE, FL 32038

2027

01-6S-15-00491-001

BUILDING CHARACTERISTICS

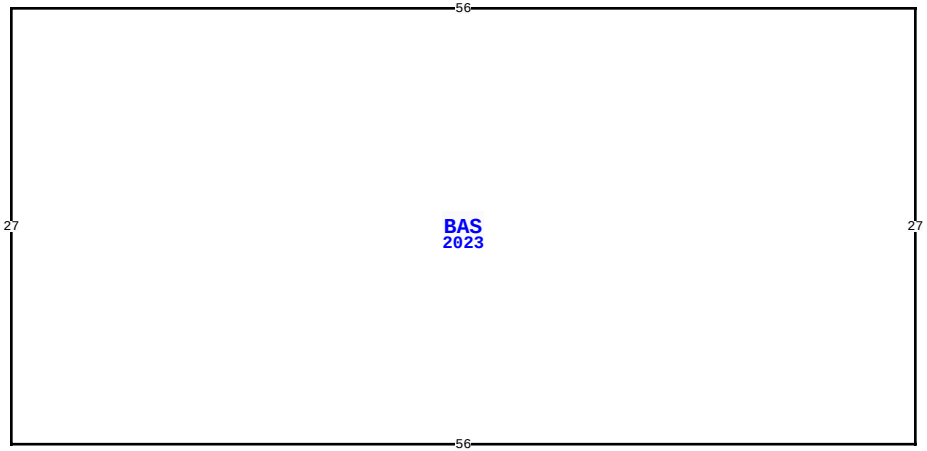
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2023	1,512	156,511
TOTALS	1,512			1,512	156,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.5000	108.96	164,748	2022	2022	0	0	0	5.00	95.00

1 MANUF 2 0% - 2023 Heated Area: 1512 HX Base Yr



947 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	150.00	150.00	100	2026	2025		100	150	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,511
TOTAL MARKET OB/XF VALUE	14,650
TOTAL LAND VALUE - MARKET	37,875
TOTAL MARKET VALUE	209,036
SOH/AGL Deduction	0
ASSESSED VALUE	209,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,036
TOTAL JUST VALUE	209,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,672

SALE:1:1: VERY LOW SALE FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043884	Mobile Home		03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/286	10/14/2021	WD	U	V	11	100
GRANTOR: LEXINGTON ESTATES LLC						
GRANTEE: GAMBLE JOSHUA L						
1303/0670	10/21/2015	FJ	U	V	18	0
GRANTOR: CLERK OF COURT (CONRA						
GRANTEE: LEXINGTON ESTATES L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=19,13] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,650

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	0			0.00	0.00	3.03	AC		1.00	1.00	1.00	12,500.00	12,500.00	37,875							

REVIEW DATE 04/30/2026 BY JB Total Acres: 3.03 Total Land Value: 37,875 Market: 0 Agricultural: 0 Common: 37,875 PRINTED 11/17/2026 BY SYS