

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

**2026**

01-6S-15-00491-001  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	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
BAS	1,512	100	2023
TOTALS	1,512		158,147

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	0%	2023	Heated Area: 1512			HX Base Yr			
BLD DATE						LGL DATE	05/06/2026				
XF DATE						AG DATE	MLU				
INC DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		158,147	
TOTAL MARKET OB/XF VALUE		14,650	
TOTAL LAND VALUE - MARKET		37,875	
TOTAL MARKET VALUE		210,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		210,672	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		210,672	
TOTAL JUST VALUE		210,672	
NCON VALUE		7,650	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		202,091	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	4,500.00	4,500.00	100
3	0040	BARN, POLE	0	0	0	0	1.00	UT	150.00	150.00	100
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100
5	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100

TOTAL OB/XF											
14,650											
947 SW SPRUCE RD, FORT WHITE											

BUILDING NOTES			
BUILDING DIMENSIONS			

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

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							