ALL THAT PART OF NE1/4 OF SE1/4
PART OF SE1/4 OF NE1/4 OF NW1/4,
NEW CO RD & S & W OF OLD CO RD.

BAICH ANGELA
991 SW SPRUCE RD
FT WHITE, FL 32038

2026

01-6S-15-00491-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

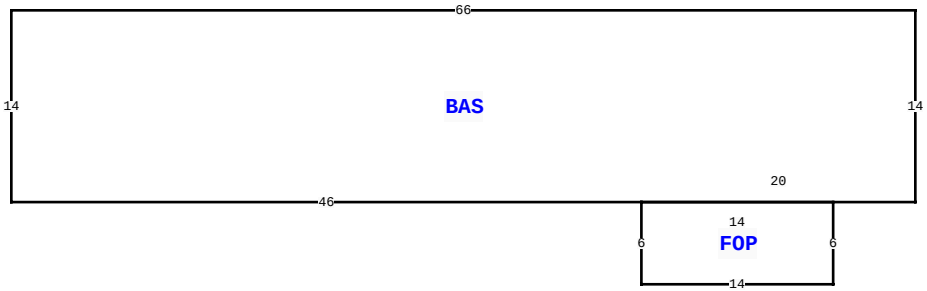
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,702
FOP	84	35		29	807
TOTALS	1,008			953	26,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	953	115.9000	69.54	66,272	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 924 HX Base Yr 2006



991 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,509
TOTAL MARKET OB/XF VALUE		8,450
TOTAL LAND VALUE - MARKET		37,625
TOTAL MARKET VALUE		72,584
SOH/AGL Deduction		29,944
ASSESSED VALUE		42,640
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,640
TOTAL JUST VALUE		72,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13707	M H	125	03/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/590	2/24/2023	LE	U	I	14	100
GRANTOR: BAICH ANGELA L (ENH L						
GRANTEE: BAICH ADAM (RMDR)						
1066/2531	11/23/2005	WD	Q	I		63,000
GRANTOR: WILLIAM A & KELLY PAU						
GRANTEE: ANGELA BAICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E46 FOP= S6 E14 N6 W14$ E20 N14$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	50	2005	2005	3	50	150	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 8,450

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		00	0.00	0.00	3.01	AC		1.00	1.00	1.00	12,500.00	12,500.00	37,625							

REVIEW DATE 04/30/2026 BY JB Total Acres: 3.01 Total Land Value: 37,625 Market: 0 Agricultural: 0 Common: 37,625 PRINTED 06/08/2026 BY SYS