N1/2 OF NW1/4 OF SE1/4 OF NW1/4,
899-256, 899-257, WD 1009-575, Q

DEVOOGEL BRIAN II/DEVOOGEL LYNDSEY
998 SW SPRUCE RD
FORT WHITE, FL 32038

2027

01-6S-15-00495-000

BUILDING CHARACTERISTICS

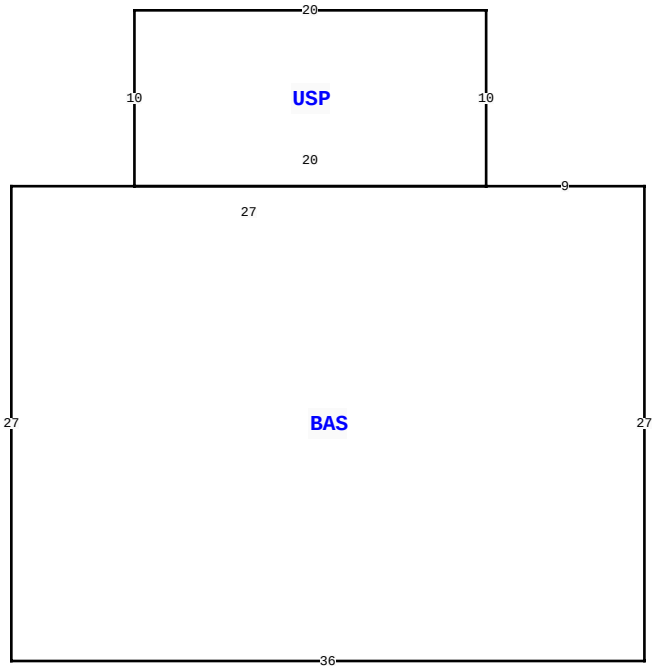
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	972	100		972	49,055
USP	200	35		70	3,533
TOTALS	1,172			1,042	52,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,042	114.7000	91.76	95,614	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 972 HX Base Yr



998 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,588
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	66,560
TOTAL MARKET VALUE	126,948
SOH/AGL Deduction	10,048
ASSESSED VALUE	116,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,900
TOTAL JUST VALUE	126,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,338

PRMT:1:1: TVL TRL / 6 MTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18824	M H	125	10/12/2001
17760	M H	75	12/18/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2144	3/09/2026	WD	Q	I	01	136,500
GRANTOR: RADCLIFF SUSAN						
GRANTEE: DEVOOGEL BRIAN II						
1554/977	11/01/2025	QC	U	I	11	100
GRANTOR: RADCLIFF SUSAN						
GRANTEE: RADCLIFF SUSAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 USP= N10 W20 S10 E20$ W27 S27 E36 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	5.12	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,560							

REVIEW DATE 06/26/2026 BY TP Total Acres: 5.12 Total Land Value: 66,560 Market: 0 Agricultural: 0 Common: 66,560 PRINTED 11/17/2026 BY SYS