

LOT 25 ARROW WOOD S/D.
765-1957, DC 1050-653, WD 1052-2

HARRISON LORI A
136 SW LIME WAY
FORT WHITE, FL 32038

2026

01-7S-16-04103-012
VALUATION SUMMARY

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		2 100	
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	1716.100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	2023
TOTALS	1,040		1,040
			90,027

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2023		94,765	2022	2022	0	0	5.00	95.00
				Heated Area: 1040			HX Base Yr 2023				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,027	
TOTAL MARKET OB/XF VALUE		22,500	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		177,657	
SOH/AGL Deduction		25,695	
ASSESSED VALUE		151,962	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		100,551	
TOTAL JUST VALUE		177,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,662	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045250	Storage Building	17,000	08/22/2022
000043984	Mobile Home		03/30/2022
000043276	Electrical Servic	0	11/30/2021
22497	M H	250	11/12/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0008	4/04/2019	WD Q	I	01		44,000
GRANTOR: LEMUEL RICHARD & LIND						
GRANTEE: LORI A HARRISON						
1052/2359	7/18/2005	WD U	I	08		45,000
GRANTOR: DOROTHY WURM (DECEASE						
GRANTEE: LEMUEL RICHARD & LI						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		
3	0040	BARN, POLE	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2023	2022

TOTAL OB/XF												22,500	
136 SW LIME WAY, FORT WHITE													
05/06/2026 MLU													

BUILDING NOTES											
BUILDING DIMENSIONS											

BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,14] E40 S26 W40 N26 \$											

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	100			0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							