LOT 25 SEDGEFIELD S/D PHASE 1.
ORB 953-92, WD 1071-2121,

PARKER RICHARD C/PARKER SUSAN G
277 SW HEALAN CT
FORT WHITE, FL 32038

2026

03-6S-16-03767-125

BUILDING CHARACTERISTICS

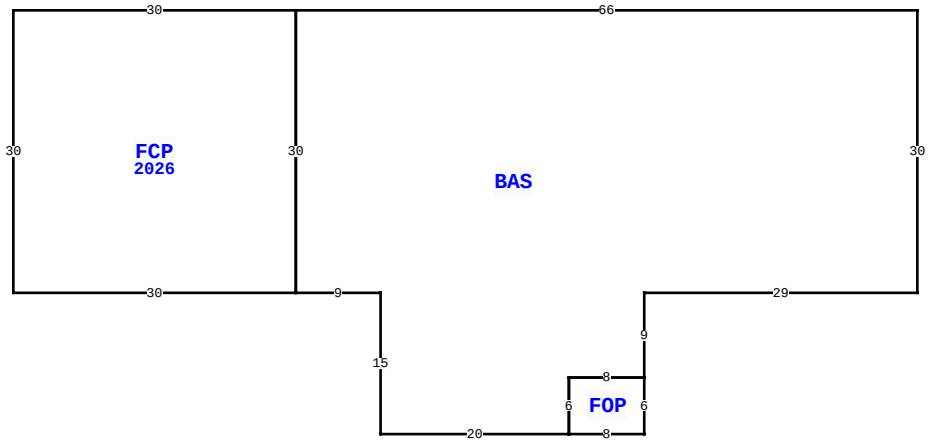
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100		2,352	206,500
FCP	900	25	2026	225	19,755
FOP	48	35		17	1,492
TOTALS	3,300			2,594	227,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,594	113.9000	107.07	277,740	2017	2016	0	0	0	18.00	82.00

1 MANUF 1 100% - 2017 Heated Area: 2352 HX Base Yr 2017



277 SW HEALAN CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0031	BARN,MT AE	0	100	24	35	840.00	UT	8.00	8.00	100	2016	2016	3	100	6,720	
2	0070	CARPORT UF	0	100	24	20	480.00	UT	2.00	2.00	100	2016	2016	3	100	960	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	320.00	320.00	100	2026	2025		100	320	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	950.00	950.00	100	2026	2025		100	950	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	227,747
TOTAL MARKET OB/XF VALUE	26,950
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	319,697
SOH/AGL Deduction	148,656
ASSESSED VALUE	171,041
TOTAL EXEMPTION VALUE	HX HB DD SX 111,411
BASE TAXABLE VALUE	59,630
TOTAL JUST VALUE	319,697
NCON VALUE	30,825
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,945

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34298	M H	544	07/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0211	5/13/2016	WD	Q	V	03	35,000
GRANTOR: PAULINE RORABAUGH						
GRANTEE: RICHARD C SUSAN G P						
1071/2121	1/12/2006	WD	Q	V		85,000
GRANTOR: PEDRO & ELBA FERRER						
GRANTEE: PAULINE RORABAUGH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S30 E9 S15 E20 N6 E8 N9 E29 N30 $
FOP=[ORIG=-37,45] E8 N6 W8 S6 $
FCP=[YR=2026;ORIG=-96,0] E30 S30 W30 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,950

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 04/20/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/26/2026 BY SYS