

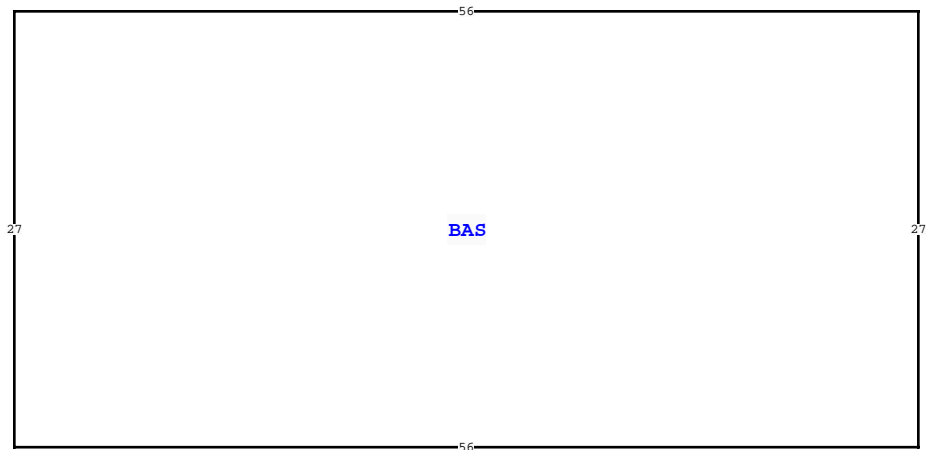
COMM SE COR OF SW1/4 OF SW1/4, R
 POB, CONT W 413.41 FT, N 356.33
 S 356.20 FT TO POB. (AKA PART OF

RIECKEN DALE L
 104 SW CELESTIAL CT
 FORT WHITE, FL 32038

2026

05-6S-16-03777-010


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architactual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		1,512 132,750

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% - 2018									
Heated Area: 1512						HX Base Yr 2018						
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/06/2026	MLU	
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			132,750
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			42,000
TOTAL MARKET VALUE			184,250
SOH/AGL Deduction			75,768
ASSESSED VALUE			108,482
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			57,071
TOTAL JUST VALUE			184,250
NCON VALUE			9,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34676	M H	720	11/21/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1610	5/09/2025	LE U		I	14	100
GRANTOR: RIECKEN DALE L						
GRANTEE: RIECKEN DALE L (ENH						
1364/1520	6/27/2018	QC U		I	11	100
GRANTOR: TAMMY L RIECKEN RIECK						
GRANTEE: DALE LYNN RIECKEN						

EXTRA FEATURES	
L N	OB/XF CODE
1	0070
2	9945
3	0296
4	0252

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
104 SW CELESTIAL CT, FORT WHITE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S27 E56 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	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							