N1/2 OF NW1/4 OF SW1/4, EX N1/2 NW1/4 OF SW1/4. (AKA PART OF N1/ ODOM ICHETUCKNEE FARM S/D UNR) &

HANCOCK JOHN A
2257 DREW FEAGLE AVE
FORT WHITE, FL 32038

2027

05-6S-16-03778-002

BUILDING CHARACTERISTICS

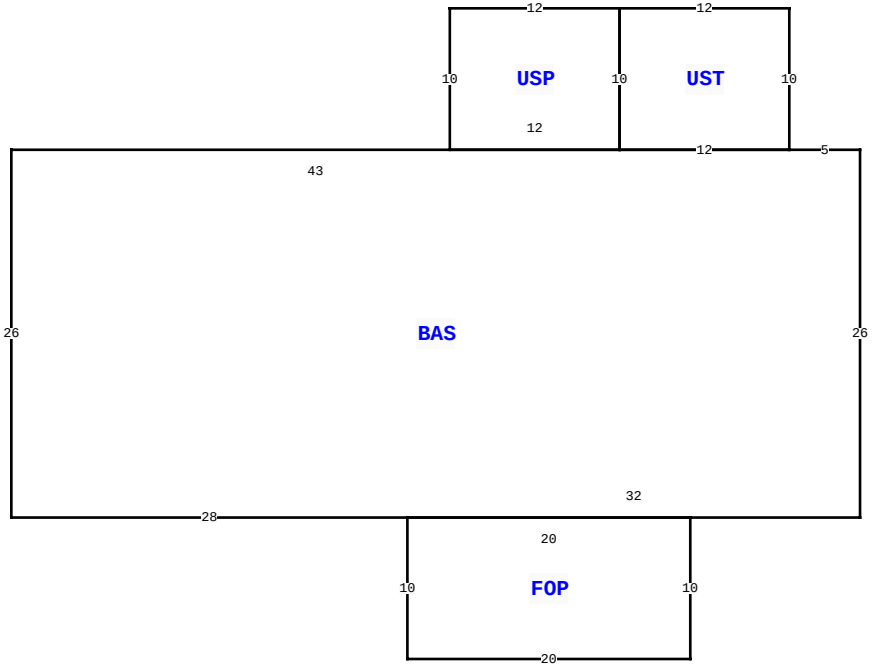
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	5616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	40,772
FOP	200	35		70	1,830
USP	120	35		42	1,098
UST	120	45		54	1,411
TOTALS	2,000			1,726	45,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,726	108.9000	65.34	112,777	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1560 HX Base Yr 2025



2123 SW DREW FEAGLE AVE, 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	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,250.00	1,250.00	100	2015	2015	3	100	1,250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	45,111
TOTAL MARKET OB/XF VALUE	9,250
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	119,361
SOH/AGL Deduction	38,585
ASSESSED VALUE	80,776
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	29,365
TOTAL JUST VALUE	119,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051363	Electrical Servic	0	11/01/2024
26566	M H	565	12/31/2007
12480	M H	125	05/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2022	9/12/2023	PB	U	I	18	0
GRANTOR: HANCOCK WAYNE H SR						
GRANTEE: HANCOCK JOHN A						
0761/1032	6/01/1992	WD	U	V	12	15,000
GRANTOR: LENVIL DICKS						
GRANTEE: WAYNE HANCOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 UST= N10 W12 S10 E12$ W12 USP= N10 W12 S10 E12$ W43 S26 E28 FOP= S10 E20 N10 W20$ E32 N26$.

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/04/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS