

COMM AT SW COR OF NW1/4 OF SE1/4
 FT, E 774.79 FT FOR POB, CONT E
 296.81 FT, E 36.55 FT TO W R/W L

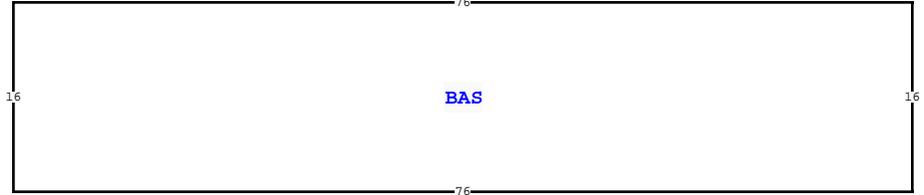
COPELAND IRA/COPELAND LINDA G
 426 SW SCRUBTOWN RD
 FORT WHITE, FL 32038

2026

05-7S-17-09917-005


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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
TOTALS	1,216		34,904

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2009		71.76	87,260	1997	1997	0	0	60.00	40.00
			Heated Area: 1216			HX Base Yr 2009					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			34,904
TOTAL MARKET OB/XF VALUE			15,900
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			82,804
SOH/AGL Deduction			37,760
ASSESSED VALUE			45,044
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			20,044
TOTAL JUST VALUE			82,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,140

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/625	4/21/2025	LE	U	I	14	100
GRANTOR: COPELAND IRA A (ENH L)						
GRANTEE: COPELAND TINA LOUIS						
1120/2610	5/29/2007	WD	Q	V	01	100
GRANTOR: TAMMY COPELAND SHEPPA						
GRANTEE: IRA & LINDA COPELAN						

EXTRA FEATURES		426 SW SCRUBTOWN RD, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0296	SHED METAL	0.00
3	9945	Well/Sept	7,000.00
4	0169	FENCE/WOOD	0.00
5	0040	BARN, POLE	0.00
6	0001	RES MISC	0.00
7	0261	PRCH, UOP	0.00
8	0261	PRCH, UOP	0.00
9	0040	BARN, POLE	0.00
10	0040	BARN, POLE	0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2013
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2013
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013
5	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2018
6	0001	RES MISC	0	0	12	33	UT	0.00	0.00	100	2018
7	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2018
8	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2018
9	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2018
10	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2018
TOTAL OB/XF 15,900											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W76 S16 E76 N16\$.			

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	DPHT 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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							