COMM AT SE COR OF SEC, RUN W 561 FT FOR POB, CONT N 272.50 FT, WE 272.50 FT, E 755.37 FT TO POB EX

ANDERSON GREGORY L/ANDERSON LISA NICOLE
278 SW ILLINOIS ST
FORT WHITE, FL 32038

2027

06-7S-16-04145-002

BUILDING CHARACTERISTICS

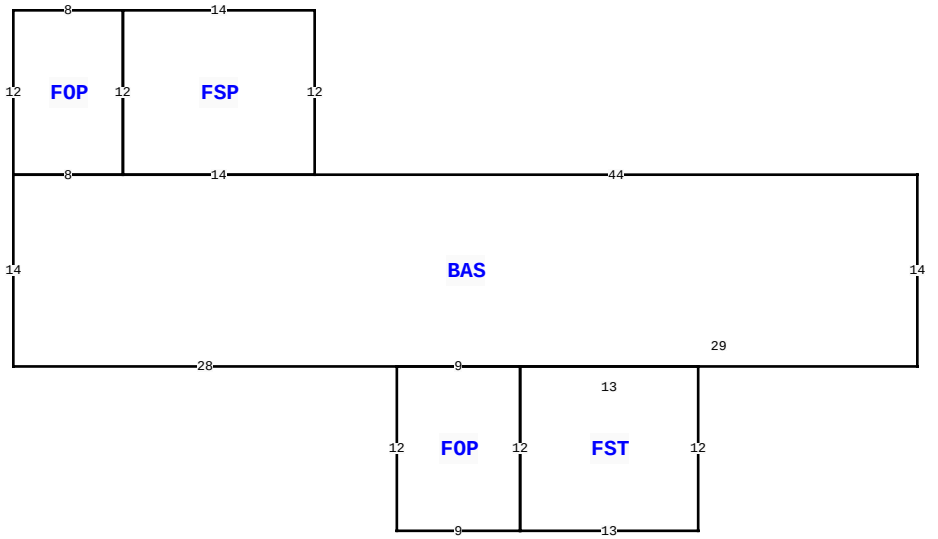
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,608
FOP	96	35		34	574
FOP	108	35		38	642
FSP	168	40		67	1,132
FST	156	55		86	1,453
TOTALS	1,452			1,149	19,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,149	70.3890	42.23	48,522	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1995 Heated Area: 924 HX Base Yr 1995



156 SW COLES CT, 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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
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		19,409
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		34,272
TOTAL MARKET VALUE		61,181
SOH/AGL Deduction		25,172
ASSESSED VALUE		36,009
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		6,009
TOTAL JUST VALUE		61,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		63,341

SALE:1:1: 4.73 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056561	Electrical Servic		09/11/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1393	3/24/2026	WD	U	I	37	20,000
GRANTOR: HUTCHINSON BOBBIE						
GRANTEE: ANDERSON GREGORY L						
1366/0803	8/09/2018	QC	U	I	11	0
GRANTOR: BOBBIE J HUTCHISON &						
GRANTEE: BOBBIE J HUTCHISON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FSP= N12 W14 S12 E14$ W14 FOP= N12 W8 S12 E8$ W8 S14 E28 FOP= S12 E9 N12 W9$ E9 FST= S12 E13 N12 W13$ E29 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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		00	0.00	0.00	2.38	AC		1.00	1.00	0.90	16,000.00	14,400.00	34,272							

REVIEW DATE 11/16/2026 BY Andres Total Acres: 2.38 Total Land Value: 34,272 Market: 0 Agricultural: 0 Common: 34,272 PRINTED 11/17/2026 BY SYS