

COMM SE COR SEC, N 2569.59 FT, N
LINE OF S1/2 OF NE1/4 & POB, W 1
OF 150 FT POWER LINE EMST, S 33

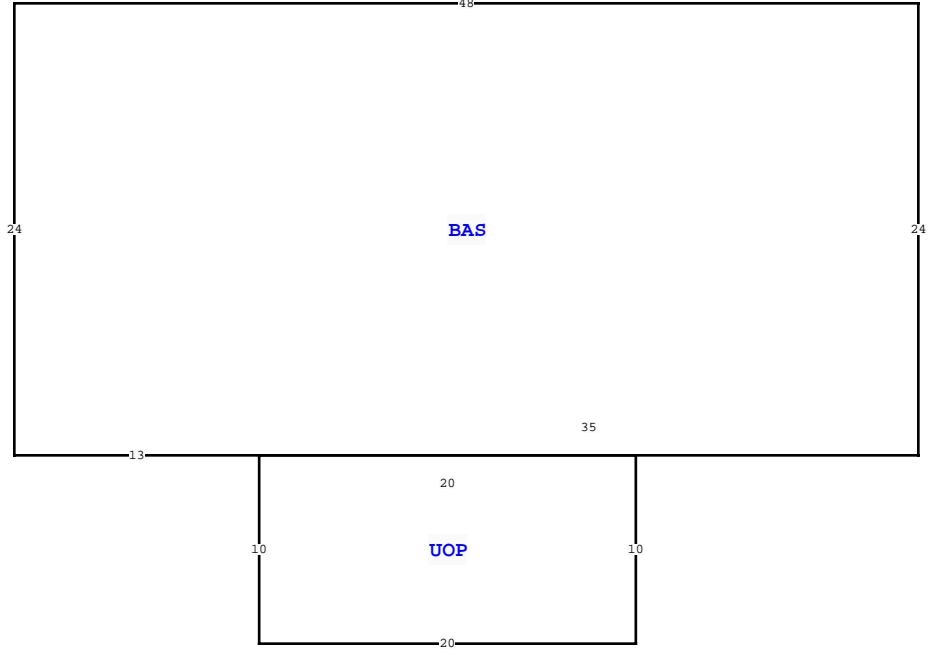
WEIDNER JODY/WEIDNER SCOTT
731 SW COLES CT
FORT WHITE, FL 32038-4967

2026

06-7S-16-04145-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 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	
Architectural	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	6716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
UOP	200	25	
TOTALS	1,352		1,202 90,264

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%	- 2024	Heated Area: 1152			HX Base Yr 2024			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,264
TOTAL MARKET OB/XF VALUE			23,840
TOTAL LAND VALUE - MARKET			117,920
TOTAL MARKET VALUE			232,024
SOH/AGL Deduction			136,578
ASSESSED VALUE			95,446
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			44,035
TOTAL JUST VALUE			232,024
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			220,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053874	Electrical Servic		08/20/2025
000052901	Electrical Servic		04/16/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1678	9/08/2023	WD	Q	I	01	250,000
GRANTOR: SIMMONS ROBERT EARL						
GRANTEE: WEIDNER JODY						
1406/1518	10/02/2019	WD	U	V	37	3,000
GRANTOR: PAULA KRAFT						
GRANTEE: ROBERT EARL & JOANN						

EXTRA FEATURES																
L N	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	0264	PRCH,FSP	0	100	16	20	320.00	UT	16.00	75	1997	1997	3	75	3,840	
2	0261	PRCH, UOP	0	100	5	20	100.00	UT	6.50	100	1997	1997	3	100	650	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	50	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	500	
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	5,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2024	2023		100	6,000	

TOTAL OB/XF												23,840			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
						05/06/2026	MLU								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W48 S24 E13 UOP= S10 E20 N10 W20\$ E35 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												23,840			
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	10.72	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,920										