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

2027

06-7S-16-04145-008

BUILDING CHARACTERISTICS

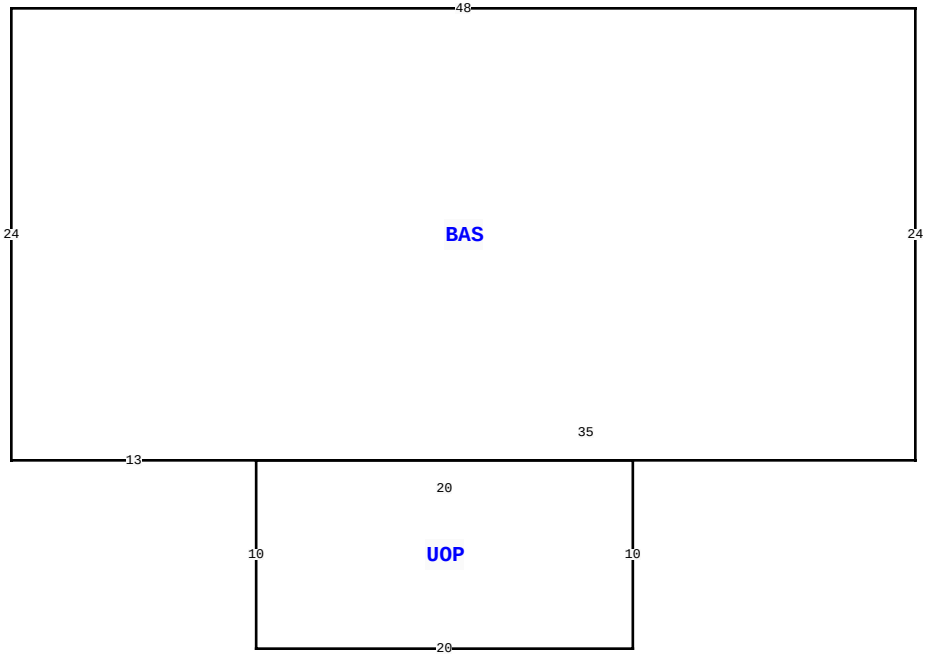
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	85,588
UOP	200	25		50	3,715
TOTALS	1,352			1,202	89,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,202	122.9000	114.30	137,389	1997	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2024 Heated Area: 1152 HX Base Yr 2024



731 SW COLES CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0264	PRCH,FSP	0	100	16	20	320.00	UT	16.00	16.00	75	1997	1997	3	75	3,840	
2	0261	PRCH, UOP	0	100	5	20	100.00	UT	6.50	6.50	100	1997	1997	3	100	650	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	5,000	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,303
TOTAL MARKET OB/XF VALUE		23,840
TOTAL LAND VALUE - MARKET		117,920
TOTAL MARKET VALUE		231,063
SOH/AGL Deduction		132,754
ASSESSED VALUE		98,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,898
TOTAL JUST VALUE		231,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,024

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 (JTWRS						
1406/1518	10/02/2019	WD	U	V	37	3,000
GRANTOR: PAULA KRAFT						
GRANTEE: ROBERT EARL & JOANN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 23,840

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	10.72	AC		1.00	1.00	1.00	11,000.00	11,000.00	117,920							

REVIEW DATE 11/18/2025 BY tommy Total Acres: 10.72 Total Land Value: 117,920 Market: 0 Agricultural: 0 Common: 117,920 PRINTED 11/17/2026 BY SYS