

COMM SW COR OF SE1/4 OF SEC 12 T
 RUN E 1310.23 FT, N 1375.41 FT,
 POB, CONT E 650.03 FT, N 671.46

REDDY JAMES
 231 SW TANAGER CT
 FORT WHITE, FL 32038

2026

07-6S-17-03816-418

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	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
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
FOP	270	35	
TOTALS	1,998		
		1,822	175,147

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%	- 2020							
Heated Area: 1728						HX Base Yr		2020			
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			175,147
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			95,190
TOTAL MARKET VALUE			277,337
SOH/AGL Deduction			120,322
ASSESSED VALUE			157,015
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			105,604
TOTAL JUST VALUE			277,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,273

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37853	M H	652	03/11/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0180	6/27/2018	WD	U	V	11	100
GRANTOR: KARL STEELE						
GRANTEE: JAMES REDDY						
1337/1839	5/26/2017	WD	Q	I	05	76,000
GRANTOR: KARL STEELE						
GRANTEE: JAMES REDDY						

EXTRA FEATURES		231 SW TANAGER CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	9945	Well/Sept	0 100

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	9945	Well/Sept	0 100	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S27 E64 FOP= E10 N27 W10 S27\$ N27\$.	

LAND DESCRIPTION		TOTAL OB/XF												7,000										
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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							