

BEG NE COR OF SE1/4 OF NW1/4, RU
 RUN NW 440.49 FT, NE 786.40 FT,
 TO POB. (AKA LOTS D & E OAKWOOD

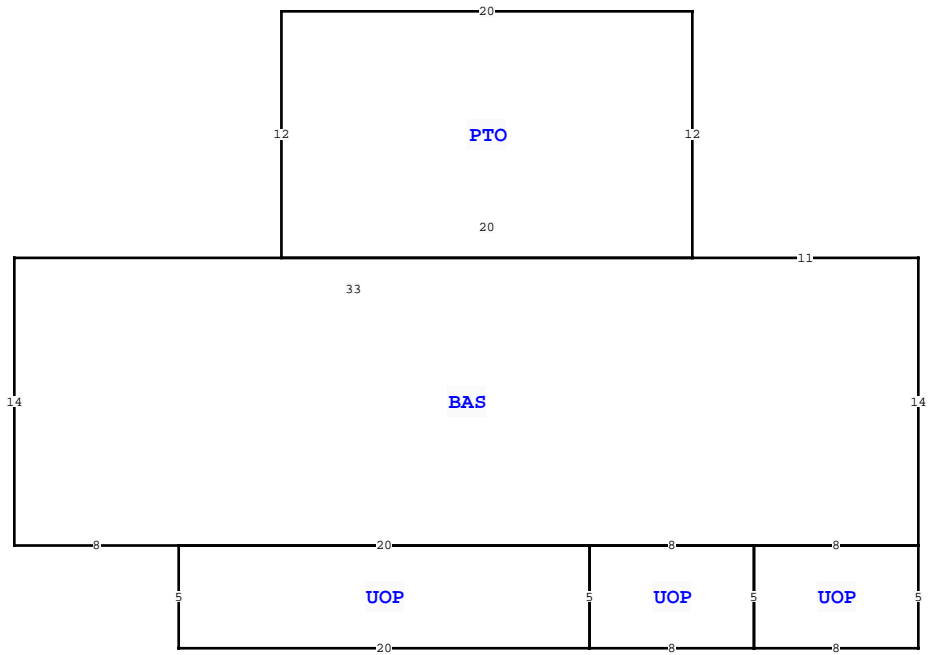
SMITH RANDALL F/MOBLEY ELIZABETH W
 445 JUNCTION RD
 FORT WHITE, FL 32038

2026

08-6S-16-03799-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	06	CUST PANEL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	616	100	
PTO	240	5	
UOP	40	25	
UOP	40	25	
UOP	100	25	
TOTALS	1,036		673

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	02	673	150.5350	141.50	95,230	1994	1994	0	0	45.00	55.00
1 MODULAR 1 0% - 2026 Heated Area: 616 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,376
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			61,750
TOTAL MARKET VALUE			123,626
SOH/AGL Deduction			0
ASSESSED VALUE			123,626
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			123,626
TOTAL JUST VALUE			123,626
NCON VALUE			2,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054266	Roof Replacement	4,700	10/17/2025
000051479	Electrical Servic	0	11/13/2024
9973	M H	125	07/18/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1327	8/08/2025	WD	Q	I	01	135,000
GRANTOR: SALERNO INVESTMENTS I						
GRANTEE: SMITH RANDALL F						
1422/1363	10/20/2020	WD	Q	I	01	90,000
GRANTOR: WILLIAM J & MARY C BA						
GRANTEE: SALERNO INVESTMENTS						

EXTRA FEATURES		445 SW JUNCTION RD, FORT WHITE														
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
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES											
BAS= N14 W11 PTO= N12 W20 S12 E20\$ W33 S14 E8 UOP= S5 E20 N5 W20\$ E20 UOP= S5 E8 N5 W8\$ E8 UOP= S5 E8 N5 W8\$ E8\$.											

LAND DESCRIPTION												TOTAL OB/XF 9,500												
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	0102	C	SFR/MH	0		A-1	0.00	0.00	4.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,750							