LOT 2 DOE RUN S/D UNREC:
COMM NW COR OF NW1/4, S 540 FT,
ON E R/W LAZY OAK RD, N LAONG R/

DEAN ROBERT/DEAN JEANINE
140 SW SPAULDING CT
FORT WHITE, FL 32038

2027

09-6S-16-03804-102

BUILDING CHARACTERISTICS

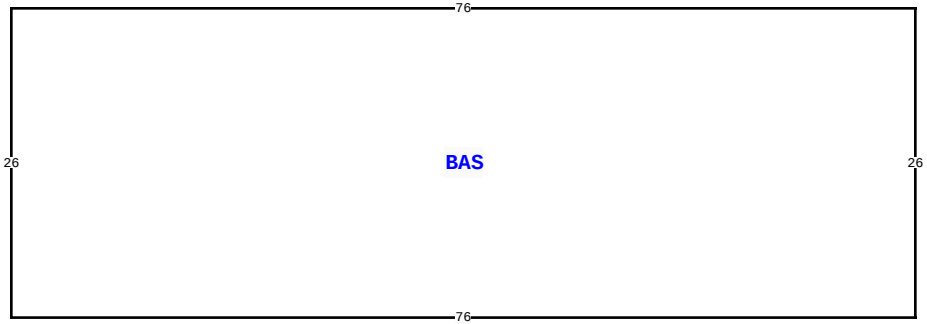
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	9616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	180,541
TOTALS	1,976			1,976	180,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,976	113.3000	108.77	214,930	2017	2017	0	0	0	16.00	84.00

1 MANUF 2 100% - 2024 Heated Area: 1976 HX Base Yr 2024



140 SW SPAULDING 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	0296	SHED METAL	0	100	12	28	336.00	UT	12.00	12.00	75	2006	2006	3	75	3,024	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,541
TOTAL MARKET OB/XF VALUE		15,524
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		306,175
SOH/AGL Deduction		43,354
ASSESSED VALUE		262,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,410
TOTAL JUST VALUE		306,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36145	M H	375	01/03/2018
19824	M H	125	08/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/1163	1/20/2023	WD	Q	I	01	270,000
GRANTOR: STEINHAGEN JOHN						
GRANTEE: DEAN ROBERT						
0908/1948	8/14/2000	WD	Q	V		31,000
GRANTOR: NORTH FLORIDA PUBLISH						
GRANTEE: JOHN & CATHERINE ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E76 N26$.

LAND DESCRIPTION

TOTAL OB/XF 15,524

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/30/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS