

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

2026

09-6S-16-03804-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	70
Interior Floor	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
BAS	1,976	100	
TOTALS	1,976		182,416

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	MANUF	2	100% - 2024		217,162	2017	2017	0	0	16.00	84.00	Heated Area: 1976 HX Base Yr 2024													
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> 76 76 26 26 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			182,416
TOTAL MARKET OB/XF VALUE			15,524
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			308,050
SOH/AGL Deduction			52,884
ASSESSED VALUE			255,166
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			203,755
TOTAL JUST VALUE			308,050
NCON VALUE			4,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			297,236

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						

EXTRA FEATURES		140 SW SPAULDING CT, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	12.00
2	0261	PRCH, UOP	0.00
3	9945	Well/Sept	7,000.00
4	0040	BARN, POLE	4,000.00

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S26 E76 N26\$.	

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

LAND DESCRIPTION										TOTAL OB/XF														
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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							