COMM NE COR OF SEC, W 795.49
FT FOR POB, S 661.60 FT, W
265.13 FT, N 661.64 FT TO N

BING MICHAEL JWAN
607 SW MAGELLAN CT
FORT WHITE, FL 32038

2027

09-7S-16-04160-001

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	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
Units		0 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

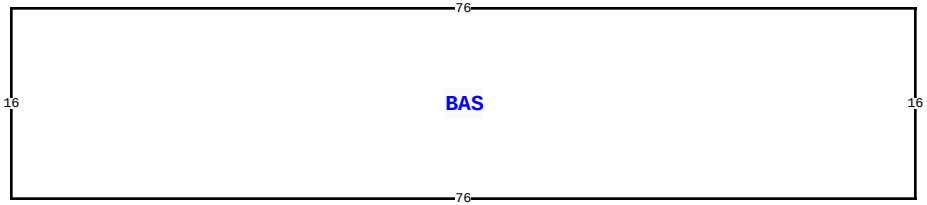
NEIGHBORHOOD/LOC 9716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	120,991
TOTALS	1,216			1,216	120,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,216	113.9000	109.34	132,957	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 0% - 0 Heated Area: 1216 HX Base Yr



677 SW MAGELLAN CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	120,991
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	52,390
TOTAL MARKET VALUE	180,381
SOH/AGL Deduction	13,434
ASSESSED VALUE	166,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,947
TOTAL JUST VALUE	180,381
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39520	M H	0	03/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/2609	9/19/2019	QC	U	V	11	100

GRANTOR: BRENDA LEE WILLIAMS

GRANTEE: MICHAEL JWAN BING

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	4.03	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,390							

REVIEW DATE 05/22/2020 BY JB Total Acres: 4.03 Total Land Value: 52,390 Market: 0 Agricultural: 0 Common: 52,390 PRINTED 11/18/2026 BY SYS