COMM SE COR OF SW1/4 OF SE1/4, R
FT, W 2320.93 FT FOR POB, CONT W
S 671.49 FT, E 325.24 FT, N 670.

STRAWDER GEORGE M SR AKA MACK GEORGE STRAWDER
P O BOX 854
FORT WHITE, FL 32038-0854

2027

10-7S-16-04171-005

BUILDING CHARACTERISTICS

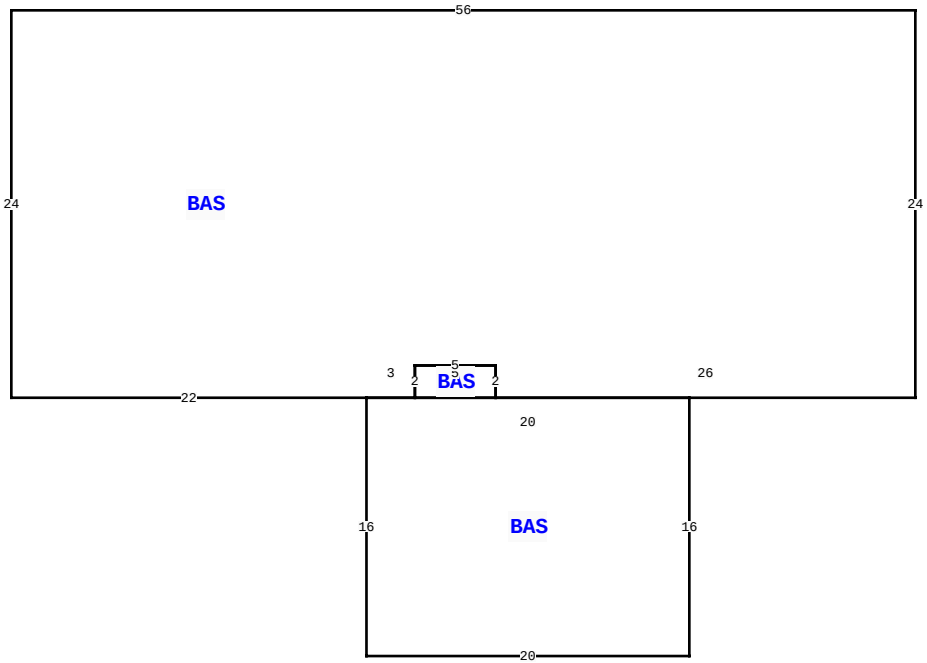
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10	100		10	225
BAS	320	100		320	7,210
BAS	1,334	100		1,334	30,058
TOTALS	1,664			1,664	37,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,664	93.8790	56.33	93,733	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 1664 HX Base Yr 2009



554 SW PHOENIX GLN, 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,300	
3	9945	Well/Sept	0	100	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		37,493
TOTAL MARKET OB/XF VALUE		9,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		112,093
SOH/AGL Deduction		60,402
ASSESSED VALUE		51,691
TOTAL EXEMPTION VALUE	HX HB	26,691
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23918	M H	457	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2488	11/17/2022	LE	U	I	14	100
GRANTOR: STRAWDER GEORGE M SR						
GRANTEE: STRAWDER JAMARI DAI						
1452/2207	11/03/2021	LE	U	I	14	100
GRANTOR: STRAWDER GEORGE M SR						
GRANTEE: STRAWDER JAMARI DAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E22 BAS= S16 E20 N16 W20$ E3 BAS= E5 N2 W5 S2$ N2 E5 S2 E26 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/01/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS