COMM NW COR OF NE1/4 OF SE1/4, R
FT FOR POB, RUN S 1361.92 FT, E
N 1362.86 FT, W 325.65 FT TO POB

SHEEHAN WILLIAM C/SHEEHAN MELANNI O
PO BOX 66
FT WHITE, FL 32038

2027

11-6S-16-03816-126

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 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

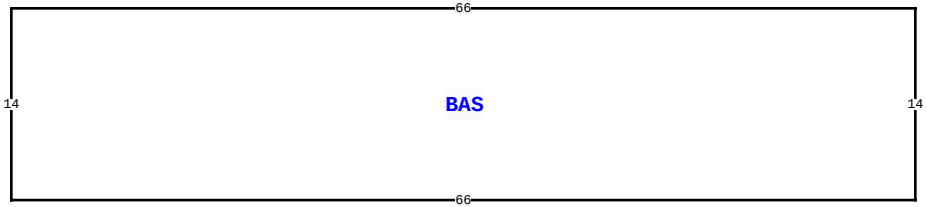
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 11616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	74,281
TOTALS	924			924	74,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	924	106.0000	101.76	94,026	1996	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2025 Heated Area: 924 HX Base Yr 2025



427 SW SCOUT 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0070	CARPORT UF	0	100	34	18	612.00	UT	3.50	3.50	100	2022	2021		100	2,142	
3	0296	SHED METAL	0	100	24	12	288.00	UT	10.00	10.00	100	2022	2021		100	2,880	
4	0296	SHED METAL	0	100	12	25	1.00	UT	5,400.00	5,400.00	100	2026	2025		100	5,400	
5	0263	PRCH,USP	0	100	15	40	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		74,281
TOTAL MARKET OB/XF VALUE		29,822
TOTAL LAND VALUE - MARKET		111,980
TOTAL MARKET VALUE		216,083
SOH/AGL Deduction		0
ASSESSED VALUE		216,083
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,672
TOTAL JUST VALUE		216,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/478	12/09/2021	WD	Q	I	01	145,000
GRANTOR: RODRIGUEZ JESUS						
GRANTEE: SHEEHAN WILLIAM C						
1296/0612	6/06/2015	WD	Q	I	01	50,000
GRANTOR: WILLIAM & GLORIA BRED						
GRANTEE: JESUS RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 29,822

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			0.00	0.00	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							

REVIEW DATE 04/29/2026 BY KS Total Acres: 10.18 Total Land Value: 111,980 Market: 0 Agricultural: 0 Common: 111,980 PRINTED 11/17/2026 BY SYS