COMM NW COR OF SW1/4 OF SE1/4, R
TO E R/W LINE OF OLD WIRE RD, CO
C/L OF A 60-FOOT ESMNT 617.07 FT

WALKER RUBY LOIS/WALKER LEONARD W
2233 WHITE PINE CIR, #C
GREENACRES, FL 33415

2026

11-6S-16-03816-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

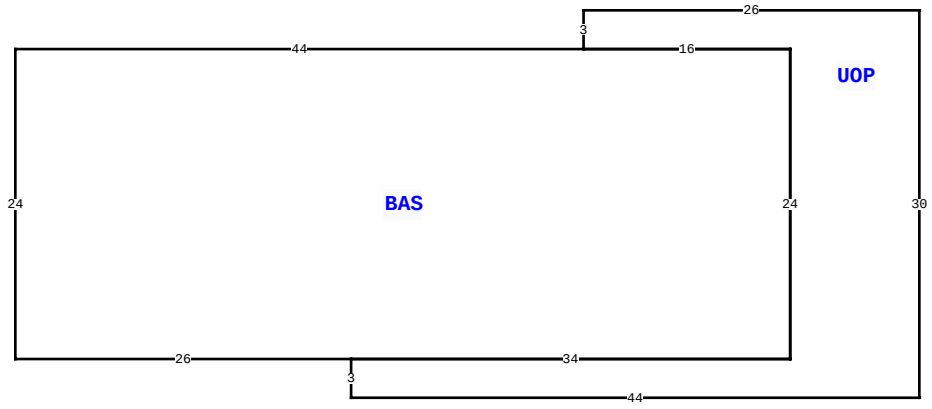
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
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	1,440	100		1,440	22,424
UOP	450	25		112	1,744
TOTALS	1,890			1,552	24,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,552	61.8000	38.93	60,419	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1440 HX Base Yr



246 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,168
TOTAL MARKET OB/XF VALUE	15,600
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	104,768
SOH/AGL Deduction	7,287
ASSESSED VALUE	97,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,481
TOTAL JUST VALUE	104,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34196	M H	518	06/29/2016
20566	M H	125	03/31/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/651	10/18/2023	QC	U	I	11	100
GRANTOR: CARTER ANNIE J WALKER						
GRANTEE: WALKER RUBY LOIS						
1299/0689	8/07/2015	QC	U	I	11	100
GRANTOR: LEONARD WALKER (SINGL						
GRANTEE: LEONARD W WALKER &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E26 UOP= S3 E44 N30 W26 S3 E16 S24 W34$ E34 N24 W16$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							
2	0000	C	VAC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							

REVIEW DATE 04/29/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/08/2026 BY SYS