AKA LOT 10-S CROSSROADS UNREC:
COMM NE COR, RUN W ALONG N
LINE 63.37 FT, S 1333.50 FT

RODER HILBERT H/RODER DIANE E
171 SW EXPLORER GLN
FORT WHITE, FL 32038

2027

11-6S-16-03816-210

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	08	SHT VINYL 100
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

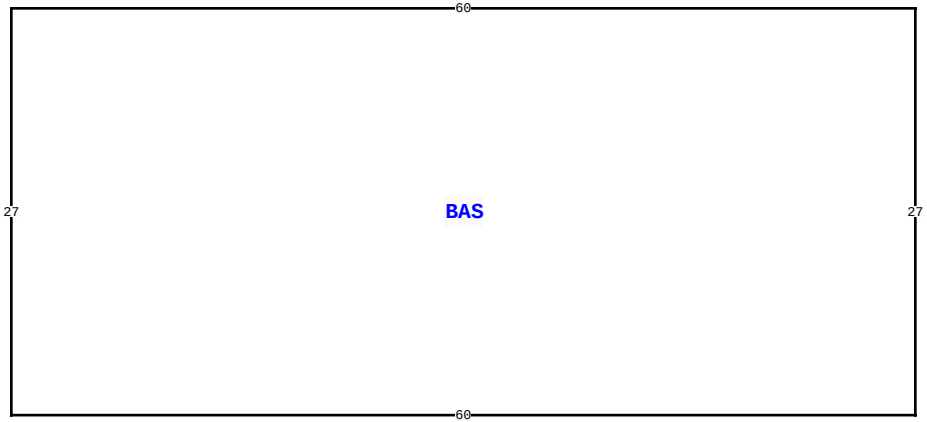
NEIGHBORHOOD/LOC 11616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,292
TOTALS	1,620			1,620	95,292

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,620	115.0000	106.95	173,259	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2003 Heated Area: 1620 HX Base Yr 2003



217 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	10	14	140.00	UT	5.00	5.00	70	2002	2002	3	70	490	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	12	24	288.00	UT	10.00	10.00	70	2010	2010	3	70	2,016	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		95,292
TOTAL MARKET OB/XF VALUE		16,106
TOTAL LAND VALUE - MARKET		64,350
TOTAL MARKET VALUE		175,748
SOH/AGL Deduction		93,795
ASSESSED VALUE		81,953
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		25,542
TOTAL JUST VALUE		175,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35890	M H	738	10/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0414	7/28/2020	LE	U	I	14	100
GRANTOR: DIANE E RODER (LIFE E						
GRANTEE: CHERI K SPITZER & M						
0951/1081	4/12/2002	WD	Q	V	04	17,000
GRANTOR: ANDREW DICKS						
GRANTEE: HILBERT & DIANE ROD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 16,106

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	4.95	AC		1.00	1.00	1.00	13,000.00	13,000.00	64,350							

REVIEW DATE 04/29/2026 BY KS Total Acres: 4.95 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350 PRINTED 11/17/2026 BY SYS