

AKA LOT 7 CROSS ROADS UNREC: COM
 NW1/4, RUN S ALONG E LINE 1328.7
 COR OF NE1/4 OF NW1/4, RUN W ALO

BYCE CATHRYN/THOMAS JOSEPH
 565 SW EXPLORER GLN
 FORT WHITE, FL 32038

2026

12-6S-16-03816-107



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	12616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2023	1,140	125,508
TOTALS	1,140			1,140	125,508

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	- 2023	Heated Area: 1140			HX Base Yr 2023				
<div style="border: 1px solid black; width: 400px; height: 100px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -15px; left: 50%; transform: translate(-50%, -15px);">76</div> <div style="position: absolute; bottom: -15px; left: 50%; transform: translate(-50%, -15px);">76</div> <div style="position: absolute; left: -15px; top: 50%; transform: translate(-15px, 50%);">15</div> <div style="position: absolute; right: -15px; top: 50%; transform: translate(-50%, 50%);">15</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2023 </div> </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/06/2026 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			125,508
TOTAL MARKET OB/XF VALUE			13,400
TOTAL LAND VALUE - MARKET			111,100
TOTAL MARKET VALUE			250,008
SOH/AGL Deduction			30,711
ASSESSED VALUE			219,297
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			167,886
TOTAL JUST VALUE			250,008
NCON VALUE			3,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045537	Mobile Home		09/22/2022
000042164	Electrical Servic	0	02/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/724	5/05/2021	WD	Q	V	01	70,000
GRANTOR: OAKLEY GERALD L						
GRANTEE: BYCE CATHRYN						
0867/1960	10/06/1998	WD	Q	V		22,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: OAKLEY						

EXTRA FEATURES																
L N	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	100	0	0		1.00	UT 7,000.00	100	2023	2022		100	7,000	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,800.00	100	2023	2022		100	2,800	
3	0252	LEAN-TO W/	0	100	0	0		1.00	UT 600.00	100	2023	2022		100	600	
4	0261	PRCH, UOP	0	100	0	0		1.00	UT 3,000.00	100	2026	2025		100	3,000	

TOTAL OB/XF													13,400				
565 SW EXPLORER GLN, FORT WHITE																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS=[YR=2023;ORIG=23,22] E76 S15 W76 N15 \$																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,100							