

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,140	100	2023
TOTALS	1,140		1,140
			131,789

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; padding: 10px; text-align: center;"> <p>76</p> <p>15</p> <p>BAS 2023</p> <p>15</p> <p>76</p> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026	MLU	
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			131,789	
TOTAL MARKET OB/XF VALUE			10,400	
TOTAL LAND VALUE - MARKET			111,100	
TOTAL MARKET VALUE			253,289	
SOH/AGL Deduction			36,992	
ASSESSED VALUE			216,297	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			164,886	
TOTAL JUST VALUE			253,289	
NCON VALUE			0	
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	

TOTAL OB/XF													10,400				
565 SW EXPLORER GLN, FORT WHITE																	

BUILDING NOTES																	

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

LAND DESCRIPTION													TOTAL OB/XF					10,400						
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							