AKA LOT 21 CROSS ROADS UNREC: CO
W1/2 OF SEC, RUN S 1328.72 FT FO
W 530.61 FT, S 1329.70 FT, E 529

FIFE JANET/FIFE JAMES
730 SW EXPLORER GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-121

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	05

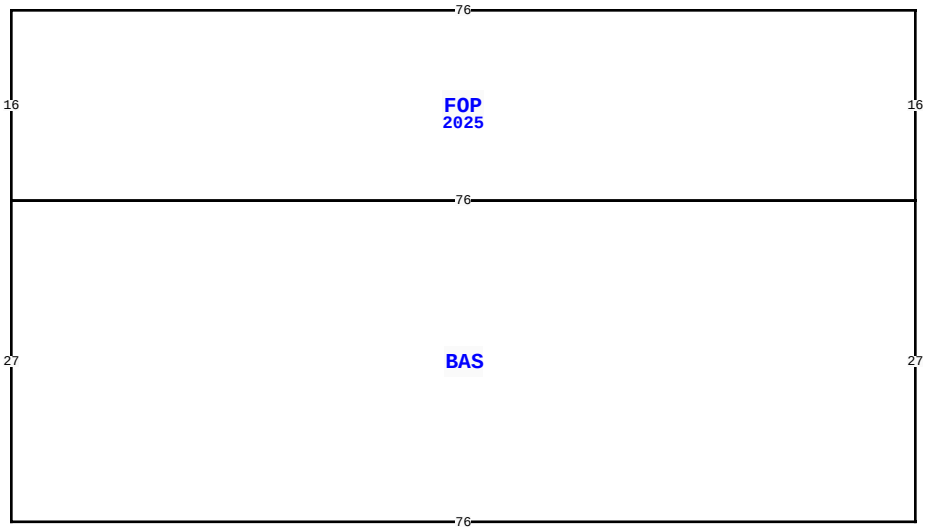
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 12616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	223,686
FOP	1,216	35	2025	426	46,438
TOTALS	3,268			2,478	270,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,478	118.6000	119.79	296,840	2016	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2025 Heated Area: 2052 HX Base Yr 2025



716 SW EXPLORER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		270,124
TOTAL MARKET OB/XF VALUE		28,600
TOTAL LAND VALUE - MARKET		129,360
TOTAL MARKET VALUE		428,084
SOH/AGL Deduction		214,344
ASSESSED VALUE		213,740
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		157,329
TOTAL JUST VALUE		428,084
NCON VALUE		21,600
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054033	Electrical Servic		09/11/2025
33603	M H	733	12/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/970	12/11/2024	WD	Q	I	01	469,000
GRANTOR: MCBEAN GLORIA DIANE						
GRANTEE: FIFE JANET						
1218/0932	7/21/2011	WD	U	V	12	37,000
GRANTOR: COLUMBIA BANK						
GRANTEE: GLORIA DIANE MCBEAN						

BUILDING NOTES

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0030	BARN,MT	0	100	30	40	1.00	UT	21,600.00	21,600.00	100	2026	2025		100	21,600	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S27 E76 N27 $
FOP=[YR=2025;ORIG=-76,-16] S16 E76 N16 W76 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,600

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	100			0.00	0.00	16.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	129,360							

REVIEW DATE 12/19/2024 BY ME Total Acres: 16.17 Total Land Value: 129,360 Market: 0 Agricultural: 0 Common: 129,360 PRINTED 05/08/2026 BY SYS