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

2027

12-6S-16-03816-121

BUILDING CHARACTERISTICS

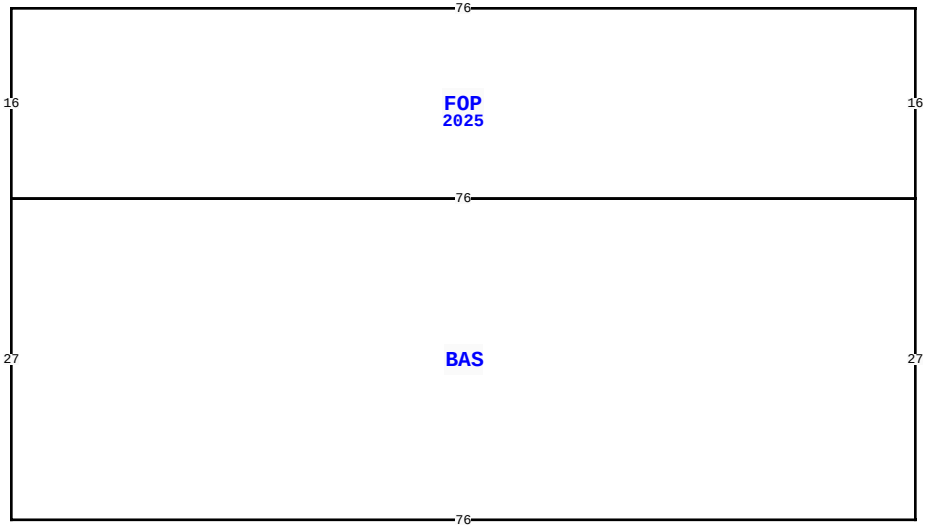
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0102	SFRES/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	212,613
FOP	1,216	35	2025	426	44,139
TOTALS	3,268			2,478	256,752

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	113.86	282,145	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	05/07/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		297,888
TOTAL MARKET OB/XF VALUE		28,600
TOTAL LAND VALUE - MARKET		129,360
TOTAL MARKET VALUE		455,848
SOH/AGL Deduction		186,320
ASSESSED VALUE		269,528
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		213,117
TOTAL JUST VALUE		455,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,880

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

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	15.17	AC		1.00	1.00	1.00	8,000.00	8,000.00	121,360							
2	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 12/19/2024 BY ME Total Acres: 16.17 Total Land Value: 129,360 Market: 0 Agricultural: 0 Common: 129,360 PRINTED 11/17/2026 BY SYS

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

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730 SW EXPLORER GLN
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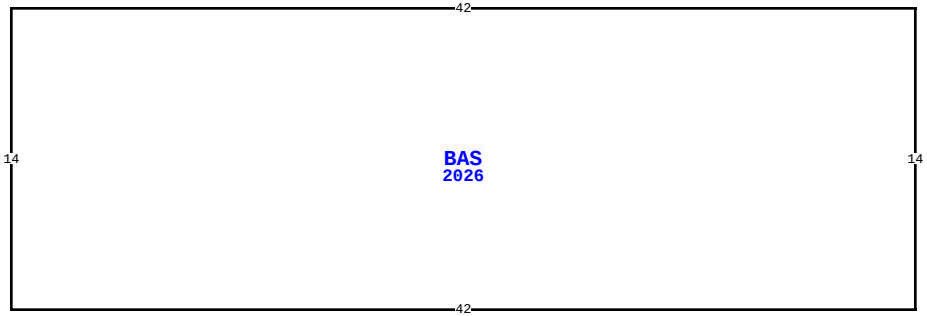
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
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	0102	SFRES/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	588	100	2026	588	41,136
TOTALS	588			588	41,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	588	116.6000	69.96	41,136	2025	2025	0	0	0	0.00	100.00

2 STRG/CONV 0% - 2026 Heated Area: 588 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	

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

COLUMBIA COUNTY PROPERTY

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1218/0932	7/21/2011	WD	U	V	12	37,000
GRANTOR: COLUMBIA BANK						
GRANTEE: GLORIA DIANE MCBEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-60,-29] E42 S14 W42 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/19/2024 BY ME Total Acres: 16.17 Total Land Value: 129,360 Market: 0 Agricultural: 0 Common: 129,360 PRINTED 11/17/2026 BY SYS