

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



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 Floor	12	HARDWOOD 90			
Interior Floor	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 Units	01	CONV 100 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	214,816
FOP	1,216	35	2025	426	44,596
TOTALS	3,268			2,478	259,413

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	115.04	285,069	2016	2020	0	0	9.00	91.00			
1 MANUF 2 100% - 2025 Heated Area: 2052 HX Base Yr 2025														
<div style="border: 1px solid black; padding: 10px;"> <div style="text-align: center;">76</div> <div style="text-align: center;">FOP 2025</div> <div style="text-align: center;">16</div> <div style="text-align: center;">76</div> <div style="text-align: center;">BAS</div> <div style="text-align: center;">27</div> <div style="text-align: center;">76</div> </div>														
716 SW EXPLORER GLN, FORT WHITE														
				BLD DATE					LGL DATE	05/07/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			301,920
TOTAL MARKET OB/XF VALUE			28,600
TOTAL LAND VALUE - MARKET			129,360
TOTAL MARKET VALUE			459,880
SOH/AGL Deduction			195,633
ASSESSED VALUE			264,247
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			207,836
TOTAL JUST VALUE			459,880
NCON VALUE			64,107
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						

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	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 NOTES													
716 SW EXPLORER GLN, FORT WHITE													

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										
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			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							

