

COMM SE COR OF SW1/4 RUN NORTH P  
325.24 FT, NORTH 1361.77 FT, E 3  
1361.77 FT TO POB. (AKA LOT 31 C

WALDRON BRIAN K/WALDRON CHRISTINA L  
733 SW SCOUT GLN  
FORT WHITE, FL 32038

2026

12-6S-16-03816-131



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
TOTALS	1,512		90,927

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	-	2026							
Heated Area: 1512						HX Base Yr 2026						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; left: 0; bottom: 50%; transform: translate(0, -50%);">27</span> <span style="position: absolute; right: 0; bottom: 50%; transform: translate(0, -50%);">27</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,927
TOTAL MARKET OB/XF VALUE			8,100
TOTAL LAND VALUE - MARKET			111,980
TOTAL MARKET VALUE			211,007
SOH/AGL Deduction			0
ASSESSED VALUE			211,007
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			159,596
TOTAL JUST VALUE			211,007
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,850
PRMT: 2:1: WALDRON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054183	Roof Replacement	9,600	10/02/2025
18273	M H	125	05/15/2001
17428	M H	125	09/15/2000
<b>SALES DATA</b>			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
1072/2740	1/30/2006	WD Q	V 04
			SALE PRICE
			23,000
GRANTOR: SUBRANDY			
GRANTEE: BRIAN K & CHRISTINA			
<b>BUILDING NOTES</b>			
<b>BUILDING DIMENSIONS</b>			
BAS= W56 S27 E56 N27\$.			

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0040	BARN, POLE	0	100	0	0			0.00	100
2	0294	SHED WOOD/	0	100	0	0			0.00	100
3	9945	Well/Sept	0	100	0	0			7,000.00	100
4	0294	SHED WOOD/	0	100	0	0			0.00	100

TOTAL OB/XF												
8,100												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100			0.00	0.00	10.18	AC		1.00

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							