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

2027

12-6S-16-03816-131

BUILDING CHARACTERISTICS

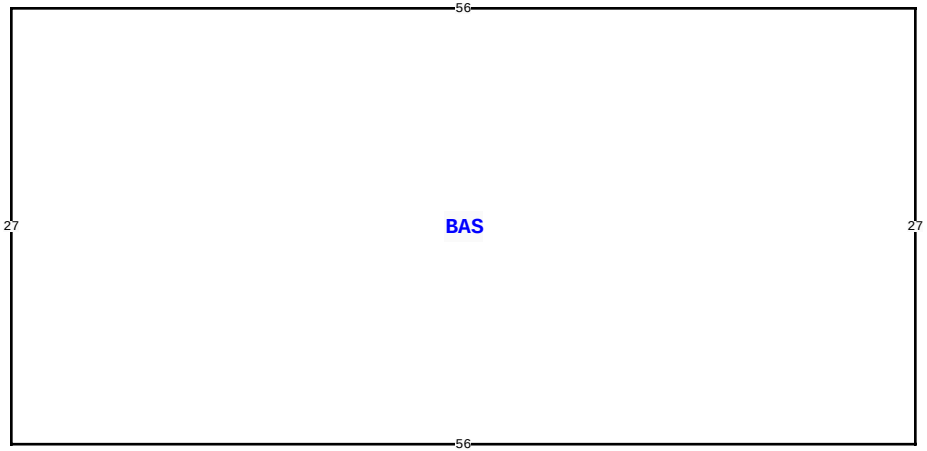
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,512	100		1,512	89,638
TOTALS	1,512			1,512	89,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.9000	107.79	162,978	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1512 HX Base Yr 2026



733 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0261	PRCH, UOP	0	100	15	11	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
6	0081	DECKING WI	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.18 Total Land Value: 111,980 Market: 0 Agricultural: 0 Common: 111,980 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,638
TOTAL MARKET OB/XF VALUE		9,500
TOTAL LAND VALUE - MARKET		111,980
TOTAL MARKET VALUE		211,118
SOH/AGL Deduction		0
ASSESSED VALUE		211,118
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,707
TOTAL JUST VALUE		211,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,083

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1072/2740	1/30/2006	WD	Q	V	04	23,000

GRANTOR: SUBRANDY

GRANTEE: BRIAN K & CHRISTINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.