COMM SW COR, RUN E 463.77 FT FOR
334.83 FT, N 1302.16 FT, W 334.8
1302.80 FT TO POB. (AKA LOT 44 C

BEIDLER CYNTHIA K/WILLIS JOSHUA M
630 SW SCOUT GLN
FORT WHITE, FL 32038

2027

12-6S-16-03816-144

BUILDING CHARACTERISTICS

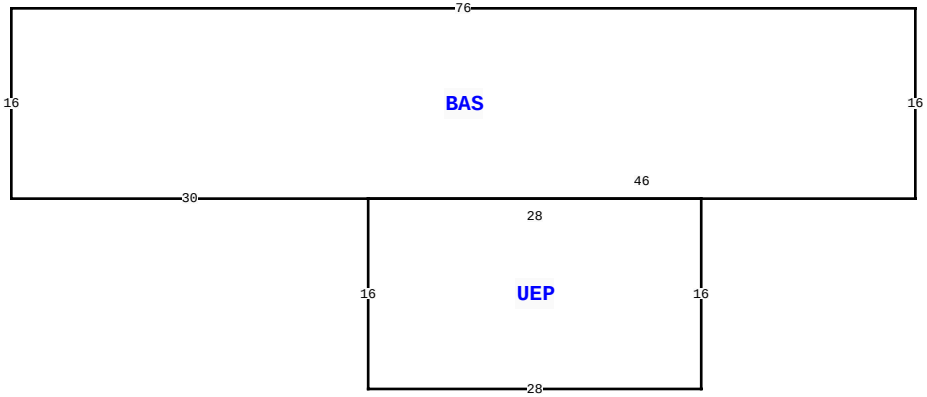
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,216	100		1,216	32,190
UEP	448	70		314	8,312
TOTALS	1,664			1,530	40,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,530	110.3000	66.18	101,255	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2002 Heated Area: 1216 HX Base Yr 2002



630 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,502
TOTAL MARKET OB/XF VALUE	35,920
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	186,532
SOH/AGL Deduction	80,384
ASSESSED VALUE	106,148
TOTAL EXEMPTION VALUE	HX HB 13 106,148
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	186,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053941	Electrical Servic		08/28/2025
40911	MAINT/ALTR	0	11/19/2020
40912	MAINT/ALTR	0	11/19/2020
37449	M H	375	11/15/2018
22834	M H	375	03/03/2005
16956	M H	125	05/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2776	7/08/2022	WD	U	I	11	100
GRANTOR: BEIDLER CYNTHIA K						
GRANTEE: BEIDLER CYNTHIA K						
1465/2052	5/02/2022	WD	U	I	11	100
GRANTOR: LAWSON CHARLES R						
GRANTEE: BEIDLER CYNTHIA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E30 UEP= S16 E28 N16 W28$ E46 N16$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	3.00	3.00	100	2001	2001	3	100	864	
2	0296	SHED METAL	0	100	12	24	288.00	UT	5.00	5.00	100	2001	2001	3	100	1,440	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	10	20	200.00	UT	1.50	1.50	100	2010	2010	3	100	300	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0040	BARN,POLE	0	100	48	12	576.00	UT	2.50	2.50	100	2010	2010	3	100	1,440	
7	0294	SHED WOOD/	0	100	6	16	96.00	UT	11.00	11.00	100	2010	2010	3	100	1,056	
8	0070	CARPORT UF	0	100	24	24	576.00	UT	1.50	1.50	100	2010	2010	3	100	864	
9	0327	STABLES-SM	0	100	12	36	432.00	UT	8.00	8.00	100	2010	2010	3	100	3,456	
10	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	

TOTAL OB/XF 24,620

LAND DESCRIPTION

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS

COMM SW COR, RUN E 463.77 FT FOR
334.83 FT, N 1302.16 FT, W 334.8
1302.80 FT TO POB. (AKA LOT 44 C

BEIDLER CYNTHIA K/WILLIS JOSHUA M
630 SW SCOUT GLN
FORT WHITE, FL 32038

2027

12-6S-16-03816-144

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,502
TOTAL MARKET OB/XF VALUE		35,920
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		186,532
SOH/AGL Deduction		80,384
ASSESSED VALUE		106,148
TOTAL EXEMPTION VALUE	HX HB 13	106,148
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		186,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2776	7/08/2022	WD	U	I	11	100
GRANTOR: BEIDLER CYNTHIA K						
GRANTEE: BEIDLER CYNTHIA K						
1465/2052	5/02/2022	WD	U	I	11	100
GRANTOR: LAWSON CHARLES R						
GRANTEE: BEIDLER CYNTHIA K						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0031	BARN,MT AE	0	100	18	25	450.00	UT	10.00	10.00	100	2018	2018	3	100	4,500	
12	0252	LEAN-TO W/	0	100	12	25	300.00	UT	2.00	2.00	100	2018	2018	3	100	600	
13	0031	BARN,MT AE	0	100	18	25	450.00	UT	12.00	12.00	100	2018	2018	3	100	5,400	
14	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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 04/28/2026 BY KS Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS