

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

2026

12-6S-16-03816-144

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05		AVERAGE	60	
Exterior Wall	31		VINYL SID	40	
Roof Structure	03		GABLE/HIP	100	
Roof Cover	14		PREFIN MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	14		CARPET	90	
Interior Floor	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	
Architectural Units	01		CONV	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
1	MOBILE HME	100%	- 2002		Heated Area: 1216					HX Base Yr	2002

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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			83,476
ASSESSED VALUE			103,056
TOTAL EXEMPTION VALUE	HX HB 13	103,056	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			186,532
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,517

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						

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

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

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

REVIEW DATE 04/28/2026 BY ks																								
Total Acres: 10.01					Total Land Value: 110,110					Market: 0					Agricultural: 0					Common: 110,110				

