COMM SW COR OF SE1/4, RUN N
2020.42 FT FOR POB, CONT N
661.54 FT, E 664.25 FT, S

TURPACK TODD NEIL/TURPACK LEAH ANN
232 SW MOCCASIN GLN
FORT WHITE, FL 32038

2027

12-6S-16-03816-401

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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

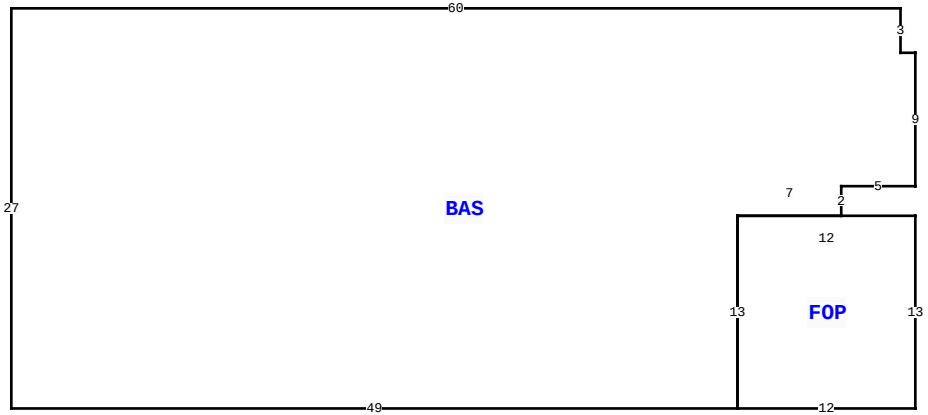
NEIGHBORHOOD/LOC 12616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100		1,478	134,646
FOP	156	35		55	5,010
TOTALS	1,634			1,533	139,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,533	113.9000	105.93	162,391	2018	2018	0	0	0	14.00	86.00

2 MANUF 1 100% - 2025 Heated Area: 1478 HX Base Yr 2025



232 SW MOCCASIN GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	24	26	624.00	UT	2.00	2.00	100	2018	2018	3	100	1,248	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	34	30	1.00	UT	15,000.00	15,000.00	100	2026	2025		100	15,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,100.00	2,100.00	100	2026	2025		100	2,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,656
TOTAL MARKET OB/XF VALUE		25,348
TOTAL LAND VALUE - MARKET		110,770
TOTAL MARKET VALUE		275,774
SOH/AGL Deduction		130,867
ASSESSED VALUE		144,907
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,496
TOTAL JUST VALUE		275,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36019	M H	809	11/20/2017
18465	M H	125	07/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2205	4/12/2017	WD	Q	V	01	51,000
GRANTOR: MICHAEL ADAM & NANCY						
GRANTEE: TODD NEIL & LEAH AN						
1214/1199	4/26/2011	WD	U	V	12	28,900
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: MICHAEL ADAM & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E49 FOP= E12 N13 W12 S13$ N13 E7 N2 E5 N9 W1 N3$.

LAND DESCRIPTION

TOTAL OB/XF 25,348

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		A-1	0.00	0.00	10.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,770							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.07 Total Land Value: 110,770 Market: 0 Agricultural: 0 Common: 110,770 PRINTED 11/17/2026 BY SYS