

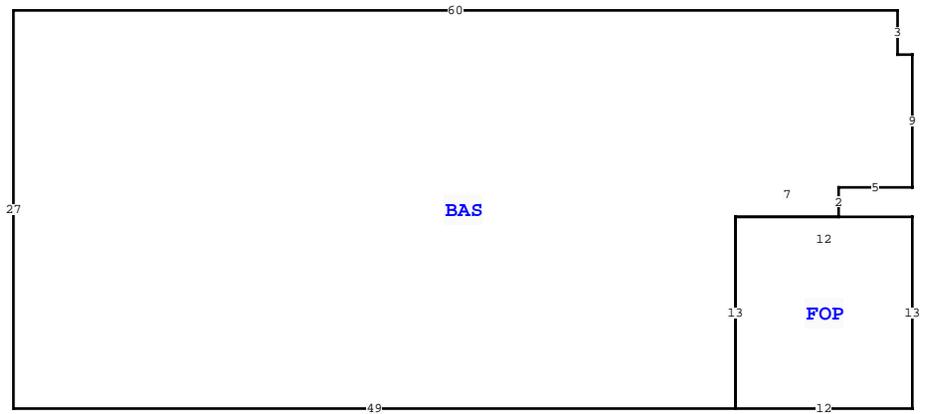
COMM SW COR OF SE1/4, RUN N
2020.42 FT FOR POB, CONT N
661.54 FT, E 664.25 FT, S

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

2026

12-6S-16-03816-401


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
Architctual Units	01	CONV	100
		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
BAS	1,478	100	
FOP	156	35	
TOTALS	1,634		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2025	Heated Area: 1478			HX Base Yr 2025				
												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										04/07/2025		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			141,159
TOTAL MARKET OB/XF VALUE			8,248
TOTAL LAND VALUE - MARKET			95,665
TOTAL MARKET VALUE			245,072
SOH/AGL Deduction			123,486
ASSESSED VALUE			123,586
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			72,175
TOTAL JUST VALUE			245,072
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,996

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 & NANCY						

EXTRA FEATURES	
232 SW MOCCASIN GLN, FORT WHITE	

BUILDING NOTES	

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

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	0166	CONC, PAVMT	0	100	24	26		624.00	UT	2.00				1,248	
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00				7,000	
TOTALS															

LAND DESCRIPTION		TOTAL OB/XF													8,248									
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		A-1	0.00	0.00	10.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,665							