BEG SW COR OF SE1/4, N 1356.57 F
659.62 FT, S 1351.98 FT, W 738.3
(AKA LOTS 3 & 4 TUSTENUGGEE TRAC

STEEDLEY JUSTIN
PO BOX 1770
HIGH SPRINGS, FL 32655

2027

12-6S-16-03816-403

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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

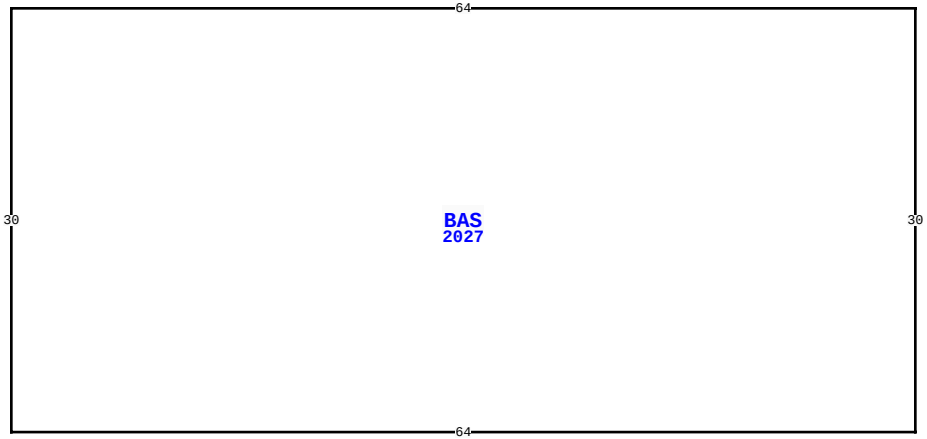
NEIGHBORHOOD/LOC 12616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2027	1,920	197,738
TOTALS	1,920			1,920	197,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,920	113.0000	105.09	201,773	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1920 HX Base Yr



231 SW BAYBERRY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2027	2026		95	5,700	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	197,738
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	161,600
TOTAL MARKET VALUE	372,038
SOH/AGL Deduction	0
ASSESSED VALUE	372,038
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,038
TOTAL JUST VALUE	372,038
NCON VALUE	210,438
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055865	Mobile Home		06/09/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1692	1/17/2025	WD	Q	V	01	180,000
GRANTOR: HOLLINGSWORTH TROY						
GRANTEE: STEEDLEY JUSTIN						
1057/0929	8/31/2005	WD	U	V	08	61,700
GRANTOR: CHARLES & TERRI STRIC						
GRANTEE: TROY & MARGARET HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,11] E64 S30 W64 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	8,000.00	8,000.00	161,600							

REVIEW DATE 09/10/2026 BY Nick Total Acres: 20.20 Total Land Value: 161,600 Market: 0 Agricultural: 0 Common: 161,600 PRINTED 11/17/2026 BY SYS