COMM SW COR OF SE1/4, RUN N 2020
E 661.94 FT FOR POB, CONT E 661.
661.51 FT, W 664.25 FT, S 661.52

LIBBY CURTIS ASA/LIBBY KIMBERLY
100 SW MOCCASIN GLN
FORT WHITE, FL 32038

2027

12-6S-16-03816-408

BUILDING CHARACTERISTICS

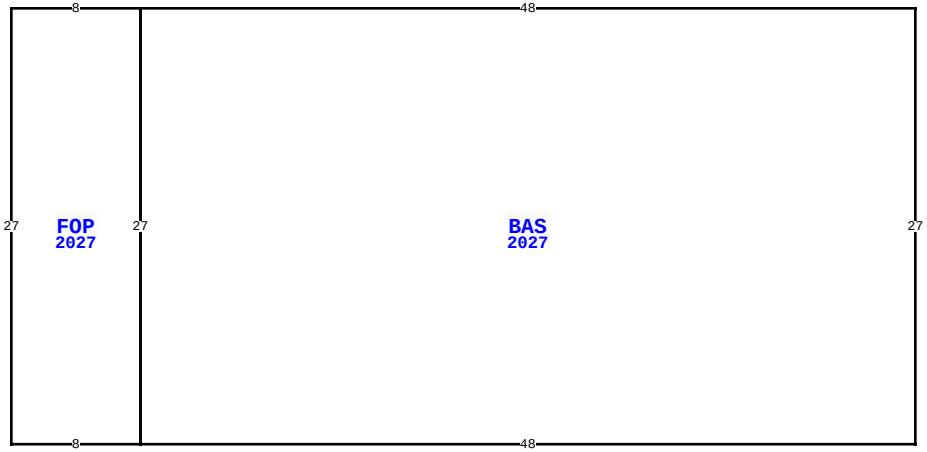
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	12616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2027	1,296	140,216
FOP	216	35	2027	76	8,222
TOTALS	1,512			1,372	148,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,372	115.0000	110.40	151,469	2026	2026	0	0	0	2.00	98.00

1 MANUF 2 0% - 2027 Heated Area: 1296 HX Base Yr



100 SW MOCCASIN GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0020	BARN,FR	0	0	40	40	1.00	UT	9,000.00	9,000.00	100	2027	2026		100	9,000	
3	0030	BARN,MT	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	275.00	275.00	100	2027	2026		100	275	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	148,440
TOTAL MARKET OB/XF VALUE	17,775
TOTAL LAND VALUE - MARKET	110,770
TOTAL MARKET VALUE	276,985
SOH/AGL Deduction	31,736
ASSESSED VALUE	245,249
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,249
TOTAL JUST VALUE	276,985
NCON VALUE	159,215
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054953	Mobile Home		02/04/2026
35132	PUMP/UTPOL	50	04/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1971	11/06/2026	WD	U	I	11	100
GRANTOR: LIBBY KIMBERLY A						
GRANTEE: LIBBY CURTIS ASA						
1330/0905	1/31/2017	WD	Q	V	01	50,000
GRANTOR: STEVEN D & JENNY L IN						
GRANTEE: KIMBERLY A LIBBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,8] E48 S27 W48 N27 $
FOP=[YR=2027;ORIG=10,8] E8 S27 W8 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,775

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			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