COMM SW COR OF SE1/4, RUN E 1310
N 1375.41 FT, E 650.03 FT FOR PO
E 650.03 FT, N 671.46 FT, W 650.

HUYNH LARRY LONG/NGUYEN TERRY MAI
1502 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2027

12-6S-16-03816-415

BUILDING CHARACTERISTICS

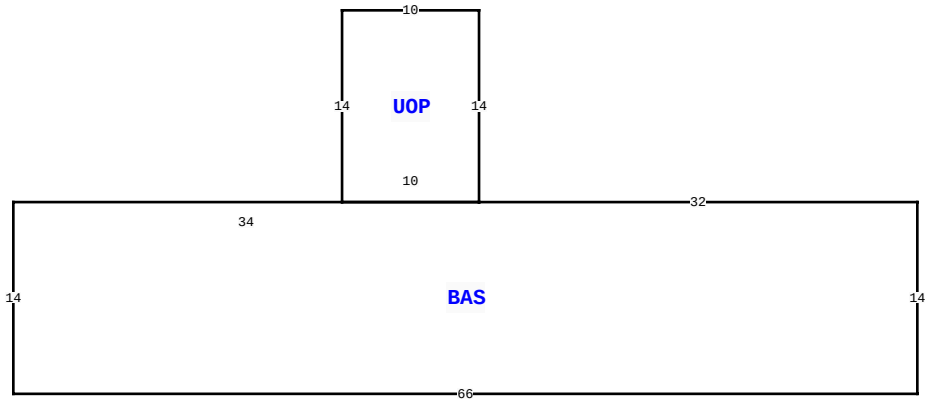
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	924	100		924	22,819
UOP	140	25		35	864
TOTALS	1,064			959	23,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	959	102.9000	61.74	59,209	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



230 SW TANAGER CT, 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	0296	SHED METAL	0	0	15	28	420.00	UT	5.00	5.00	100	2003	2003	3	100	2,100	
2	0294	SHED WOOD/	0	0	12	16	192.00	UT	7.50	7.50	100	2004	2004	3	100	1,440	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	24	24	576.00	UT	2.50	2.50	100	2010	2010	3	100	1,440	
5	0296	SHED METAL	0	0	16	30	480.00	UT	10.00	10.00	50	2010	2010	3	50	2,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,684
TOTAL MARKET OB/XF VALUE	14,380
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	148,284
SOH/AGL Deduction	0
ASSESSED VALUE	148,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,284
TOTAL JUST VALUE	148,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056776	Mobile Home		10/13/2026
21739	M H	357	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1683	6/16/2026	WD	Q	I	01	123,000
GRANTOR: BISPHAM JOHN M SR						
GRANTEE: HUYNH LARRY LONG						
1570/1680	6/15/2026	QC	U	I	11	0
GRANTOR: BISPHAM KIM W						
GRANTEE: BISPHAM JOHN M SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N14 W10 S14 E10$ W34 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,380

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS