

COMM SW COR OF SE1/4, RUN E 1310
2046.87 FT, E 650.5 FT FOR POB,
650.03 FT, N 671.46 FT, W 650.03

SEXTON TINA M
232 SW WEASEL CT
FORT WHITE, FL 32038

2026

12-6S-16-03816-416

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
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	12616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		76,320

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2015	Heated Area: 1296		HX Base Yr 2015				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE										05/06/2026	MLU
LAND DATE											
AG DATE											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,320
TOTAL MARKET OB/XF VALUE			15,320
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			201,860
SOH/AGL Deduction			109,585
ASSESSED VALUE			92,275
TOTAL EXEMPTION VALUE	HX HB WX SX		92,275
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			201,860
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			186,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32855	STORAGE	85	04/06/2015
22208	M H	286	08/18/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2009	1/25/2017	LE U		I	14	100
GRANTOR: TINA M SEXTON						
GRANTEE: TINA SEXTON (RES LE						
0904/0452	5/15/2000	WD Q		V		28,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: LARRY & TINA SEXTON						

EXTRA FEATURES	
L N	OB/XF CODE
1	0294
2	0263
3	9945
4	0080
5	0031
6	0166

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 S27 E48 N27S.	

EXTRA FEATURES														
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
1	0294	SHED WOOD/	0	100	12	12	144.00	UT	5.00	100	2003	2003	3	100
2	0263	PRCH, USP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100
5	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100

LAND DESCRIPTION														
TOTAL OB/XF 15,320														
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
1	0200	C	MBL HM	100			0.00	0.00	10.02	AC		1.00	1.00	1.00