LOT 6 REDFIELD S/D.

786-049, 810-1194, 817-2255, 105

RIVERS THEOPHILUS
4469 SW US HIGHWAY 27
FORT WHITE, FL 32038-8215

2027

12-7S-16-04182-956

BUILDING CHARACTERISTICS

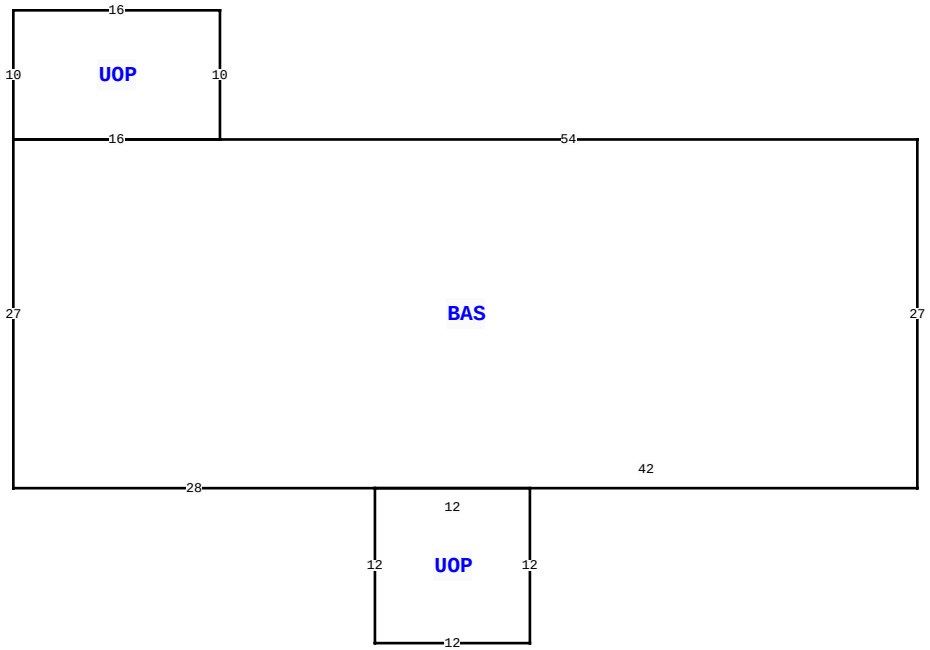
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	12716.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	52,572
UOP	144	25		36	1,001
UOP	160	25		40	1,113
TOTALS	2,194			1,966	54,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,966	115.9000	69.54	136,716	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1890 HX Base Yr 1997



4469 SW US HIGHWAY 27 , 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0031	BARN,MT AE	0	100	18	30	540.00	UT	10.00	10.00	100	2010	2010	3	100	5,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	20	30	600.00	UT	3.50	3.50	100	2010	2010	3	100	2,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		54,686
TOTAL MARKET OB/XF VALUE		15,700
TOTAL LAND VALUE - MARKET		42,640
TOTAL MARKET VALUE		113,026
SOH/AGL Deduction		42,420
ASSESSED VALUE		70,606
TOTAL EXEMPTION VALUE	HX HB	45,606
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		113,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,026

SALE:2:1: LOT 6 REDFIELD S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10885	M H	125	03/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/1131	5/29/2024	WD	U	I	11	100
GRANTOR: RIVERS THEOPHILUS						
GRANTEE: RIVERS THEOPHILUS						
1276/0301	6/17/2014	WD	U	I	30	100
GRANTOR: THEOPHILUS & JENNIFER						
GRANTEE: THEOPHILUS & JENNIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 UOP= N10 W16 S10 E16$ W16 S27 E28 UOP= S12 E12 N12 W12$ E42 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,700

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	0102	C	SFR/MH	100		00	0.00	0.00	4.10	AC		1.00	1.00	0.80	13,000.00	10,400.00	42,640							

REVIEW DATE 06/10/2026 BY NH Total Acres: 4.10 Total Land Value: 42,640 Market: 0 Agricultural: 0 Common: 42,640 PRINTED 11/16/2026 BY SYS