LOT 2 GOLDEN FARMETTES S/D.

365-249, DC 659-721, 711-563-DC,

FELLOWS DEBORAH A
158 SW TRUDY WAY
FORT WHITE, FL 32038

2027

12-7S-16-04190-002

BUILDING CHARACTERISTICS

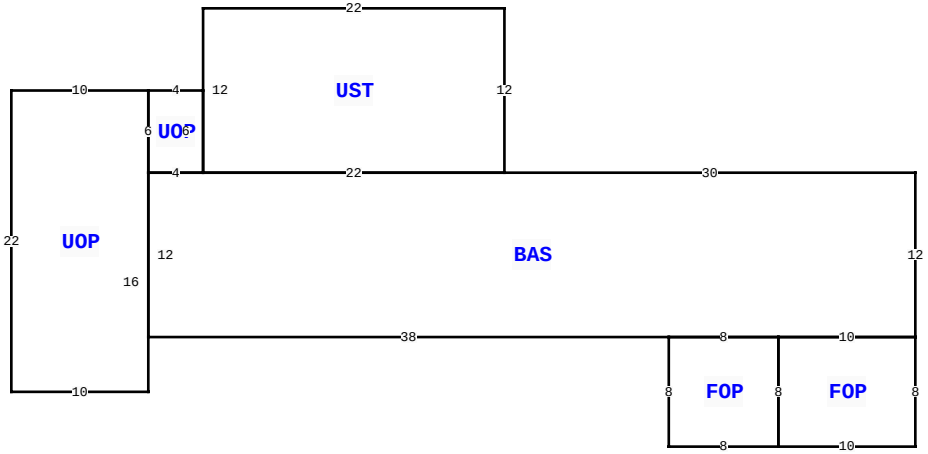
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,830
FOP	64	35		22	387
FOP	80	35		28	493
UOP	24	25		6	106
UOP	220	25		55	968
UST	264	45		119	2,095
TOTALS	1,324			902	15,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0801	02	902	80.0100	44.01	39,697	1973	1973	0	0	0	60.00	40.00

1 MH/NOTITLE 100% - 2023 Heated Area: 672 HX Base Yr 2023



158 SW TRUDY WAY, 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	0294	SHED WOOD/	0	100	13	28	1.00	UT	1,000.00	1,000.00	75	1993	1993	3	75	750	
2	0040	BARN,POLE	0	100	10	18	180.00	UT	2.50	2.50	100	1993	1993	3	100	450	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,879
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		34,880
TOTAL MARKET VALUE		58,959
SOH/AGL Deduction		11,167
ASSESSED VALUE		47,792
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		17,792
TOTAL JUST VALUE		58,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,959

SALE:2:1: LOT 2, GOLDEN FARMETTES

XFOB:1:1: HOMET M H

SALE:1:1: LOT 2 GOLDEN FARMETTES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056896	New Residential C	239,694	10/30/2026
000056318	Demolition	6,000	08/13/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/1670	11/17/2020	WD	Q	I	01	54,000
GRANTOR: JOSEPH NICHOLAS LAVAN						
GRANTEE: DEBORAH A FELLOWS						
1422/1216	8/25/2010	WD	U	I	11	100
GRANTOR: KATHERINE S LAVAN						
GRANTEE: JOSEPH NICHOLAS LAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= N12 W22 S12 E22$ W22 UOP= N6 W4 S6 E4$ W4 UOP= N6 W10 S22 E10 N16$ S12 E38 FOP= S8 E8 N8 W8$ E8 FOP= S8 E10 N8 W10$ E10 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	100		A-1	0.00	0.00	2.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,880							

REVIEW DATE 06/22/2026 BY NH Total Acres: 2.18 Total Land Value: 34,880 Market: 0 Agricultural: 0 Common: 34,880 PRINTED 11/17/2026 BY SYS