LOT 6 GOLDEN FARMETTES S/D.
535-707, 565-726, 647-735, 748-1

AUSTIN LUCINDA A
255 SW TRUDY WAY
FT WHITE, FL 32038

2027

12-7S-16-04190-006

BUILDING CHARACTERISTICS

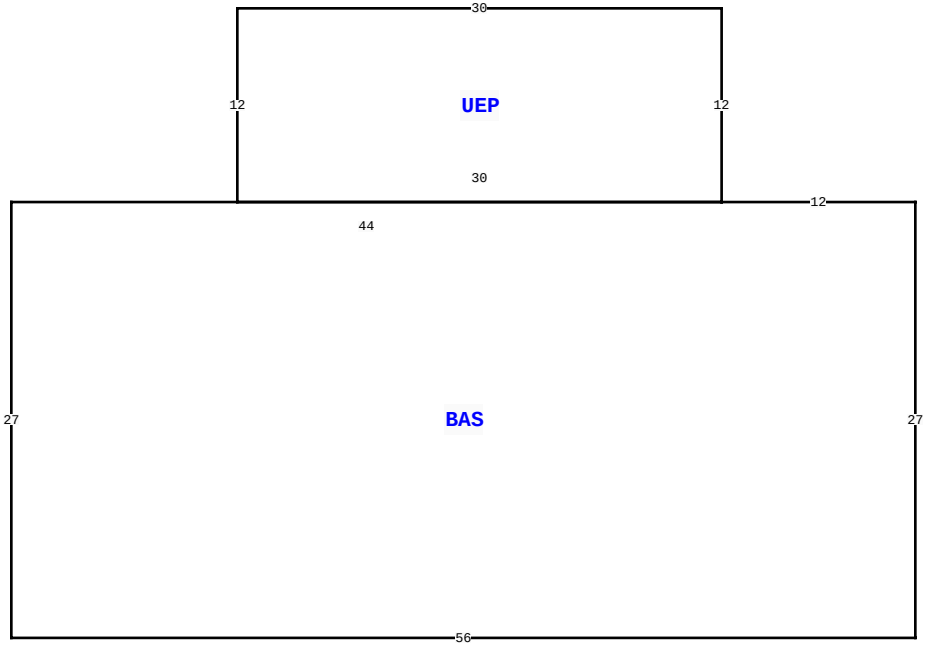
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,512	100		1,512	104,856
UEP	360	70		252	17,476
TOTALS	1,872			1,764	122,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,764	135.5850	126.09	222,423	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2016 Heated Area: 1512 HX Base Yr 2016



255 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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
2	0040	BARN,POLE	0	100	30	16	480.00	UT	2.50	2.50	100	2000	2000	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,333
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		37,660
TOTAL MARKET VALUE		170,793
SOH/AGL Deduction		85,212
ASSESSED VALUE		85,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,170
TOTAL JUST VALUE		170,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,112

SALE:3:1: PIERCES' GIVING UP THIER UNDIV INT

SALE:2:1: LOT 6 GOLDEN FARMETTES

XFOB:1:1: TITAN M H

SALE:1:1: NEEDS INQUIRY/ TOO LOW/DEED SAYS '83MH I

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17561	M H	125	10/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1337/0609	5/12/2017	QC	U	I	11	100
GRANTOR: DONALD G AUSTIN						
GRANTEE: LUCINDA A AUSTIN						
1298/0574	7/07/2015	WD	Q	I	01	100,000
GRANTOR: MARK WELCHERS & ETAL						
GRANTEE: DONALD G & LUCINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UEP= N12 W30 S12 E30$ W44 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	2.69	AC		1.00	1.00	1.00	14,000.00	14,000.00	37,660							

REVIEW DATE 06/22/2026 BY NH Total Acres: 2.69 Total Land Value: 37,660 Market: 0 Agricultural: 0 Common: 37,660 PRINTED 11/17/2026 BY SYS