

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

2026

12-7S-16-04190-006
12716.030 1.00/

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	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	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
BAS	1,512	100	
UEP	360	70	
TOTALS	1,872		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	100%	-	2016																		
Heated Area: 1512						HX Base Yr 2016																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	126,281		
TOTAL MARKET OB/XF VALUE	10,800		
TOTAL LAND VALUE - MARKET	37,660		
TOTAL MARKET VALUE	174,741		
SOH/AGL Deduction	91,653		
ASSESSED VALUE	83,088		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	31,677		
TOTAL JUST VALUE	174,741		
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1998
2	0040	BARN, POLE	0	100	30	16	480.00	UT	2.50	100	2000
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2010
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2015

TOTAL OB/XF											
10,800											

BUILDING NOTES											
<p>GRANTEE: DONALD G & LUCINDA</p>											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.69	AC	1.00