THAT PORTION OF LOT 13 GOLDEN
FARMETTES DESC AS FOLLOWS: BEG
SW COR OF SAID LOT 13, RUN E

SCOTT WILLIAM GEORGE
174 SW LYNN SHERMAN TER
FORT WHITE, FL 32038

2027

12-7S-16-04190-113

BUILDING CHARACTERISTICS

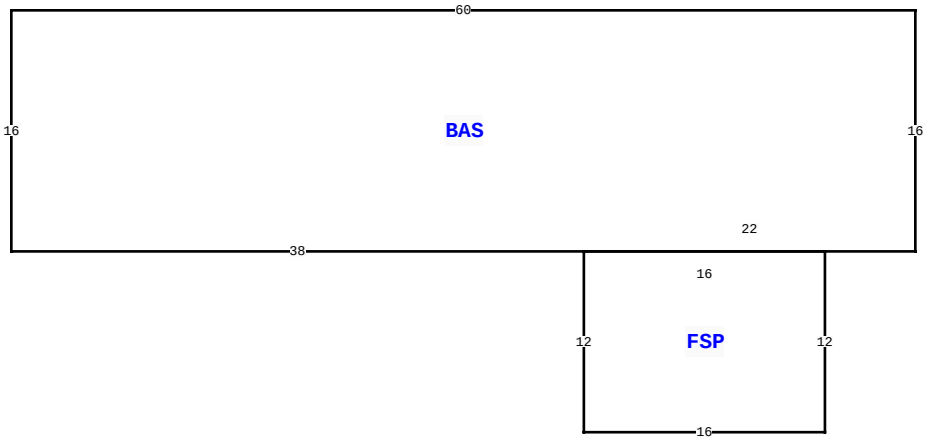
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	54,458
FSP	192	40		77	4,368
TOTALS	1,152			1,037	58,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,037	110.9000	103.14	106,956	1995	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



448 SW COLGATE LOOP, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0	8	8	64.00	UT	7.50	7.50	100	1999	1999	3	100	480	
2	0070	CARPORT UF	0	0	14	20	280.00	UT	3.00	3.00	100	1999	1999	3	100	840	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	58,826
TOTAL MARKET OB/XF VALUE	9,170
TOTAL LAND VALUE - MARKET	22,860
TOTAL MARKET VALUE	90,856
SOH/AGL Deduction	10,700
ASSESSED VALUE	80,156
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,156
TOTAL JUST VALUE	90,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/2439	8/17/2015	WD	Q	I	01	45,000
GRANTOR: CHARLES SNEDECOR						
GRANTEE: WILLIAM GEORGE SCOT						
1243/2549	10/29/2012	WD	Q	I	01	39,900
GRANTOR: STANLEY & IDA KLUEH						
GRANTEE: CHARLES SNEDECOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E38 FSP= S12 E16 N12 W16$ E22 N16$.

LAND DESCRIPTION

TOTAL OB/XF 9,170

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	0		A-1	0.00	0.00	1.27	AC		1.00	1.00	1.00	18,000.00	18,000.00	22,860							

REVIEW DATE 06/24/2026 BY NH Total Acres: 1.27 Total Land Value: 22,860 Market: 0 Agricultural: 0 Common: 22,860 PRINTED 11/17/2026 BY SYS