AKA LOT 38 TUSTENUGEE
PLANTATION UNIT II UNREC:
COMM NE COR, RUN W 1318.54

EDWARDS JAMES J/EDWARDS JOSSIE M
213 SW WALLFLOWER GLN
FORT WHITE, FL 32038

2027

13-6S-16-09696-138

BUILDING CHARACTERISTICS

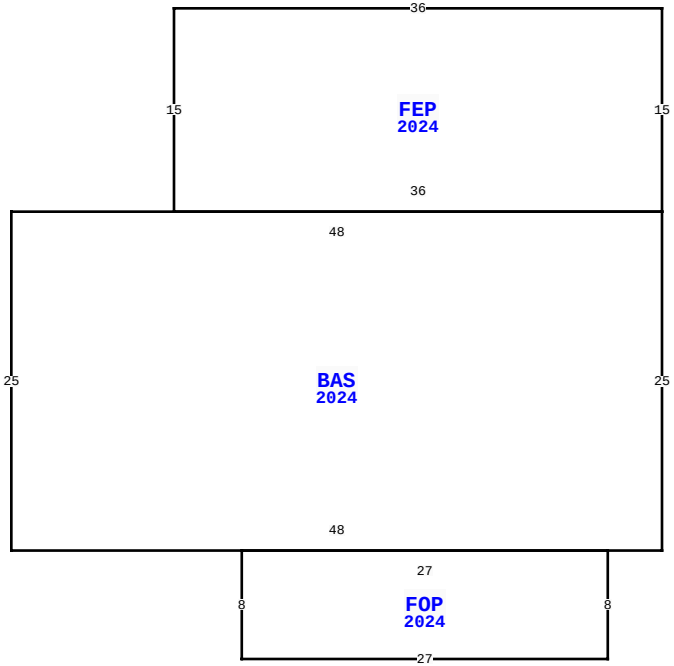
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	30,643
FEP	540	85	2024	459	11,721
FOP	216	35	2024	76	1,941
TOTALS	1,956			1,735	44,305

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,735	106.4000	63.84	110,762	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1200 HX Base Yr 2024



213 SW WALLFLOWER GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0296	SHED METAL	0	100	12	24	288.00	UT	9.00	9.00	100	2011	2011	3	100	2,592	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2024	2023		100	400	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	100	2024	2023		100	700	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
9	0030	BARN,MT	0	100	0	0	1.00	UT	8,500.00	8,500.00	100	2024	2023		100	8,500	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 23,392

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,305
TOTAL MARKET OB/XF VALUE		23,392
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		177,697
SOH/AGL Deduction		68,099
ASSESSED VALUE		109,598
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,187
TOTAL JUST VALUE		177,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1214/1824	5/13/2011	WD	Q	V	01	50,000
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: JAMES J & JOSSIE ED						
1210/1269	7/31/2010	WD	U	V	38	26,500
GRANTOR: MICHAEL R & BENITA E						
GRANTEE: COLUMBIA PLANTATION						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=2024;ORIG=24,-7] E36 S15 W36 N15 $
BAS=[YR=2024;ORIG=12,8] E48 S25 W48 N25 $
FOP=[YR=2024;ORIG=29,33] E27 S8 W27 N8 $
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