COMM SW COR OF SE1/4 OF NW1/4, R POB, CONT N 210 FT, E 210 FT, S TO POB.

HIGGINS DANIEL LEE
190 SW COMMUNITY CT
FT WHITE, FL 32038

2027

13-7S-16-04202-008

BUILDING CHARACTERISTICS

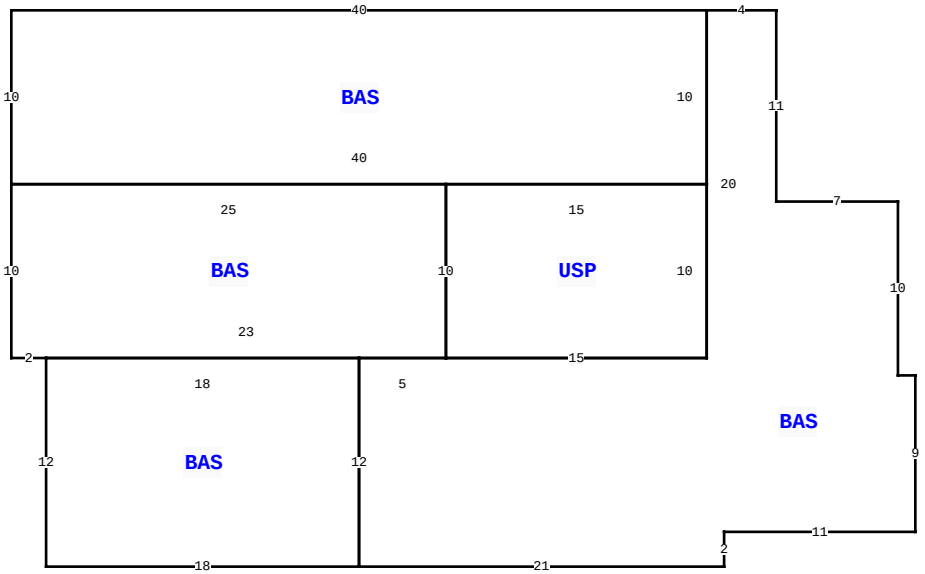
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	3,989
BAS	250	100		250	4,617
BAS	400	100		400	7,387
BAS	504	100		504	9,308
USP	150	35		52	960
TOTALS	1,520			1,422	26,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,422	76.9500	46.17	65,654	1958	1958	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1370 HX Base Yr 2018



190 SW COMMUNITY CT, 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,262
TOTAL MARKET OB/XF VALUE	7,200
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	51,462
SOH/AGL Deduction	23,113
ASSESSED VALUE	28,349
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	3,349
TOTAL JUST VALUE	51,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,462

PRMT:1:1: 10X40 58

XFOB:1:1: GRLA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28707	REMODEL	90	07/02/2010
7627	M H	60	09/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0484	6/19/2017	PB	U	I	18	2,500
GRANTOR: CIRCUIT COURT PROBATE						
GRANTEE: DANIEL LEE HIGGINS						
0781/0286	9/15/1993	QC	Q	V	01	2,500
GRANTOR: JOE D BARRERAS						
GRANTEE: JACKSON PORTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W40 S10 E40$ USP= W15 BAS= W25 S10 E2 BAS= S12 E18 N12 W18$ E23 N10$ S10 BAS= W5 S12 E21 N2 E11 N9 W1 N10 W7 N11 W4 S20 W15$ E15 N10$.

LAND DESCRIPTION

TOTAL OB/XF 7,200

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/06/2015 BY TW Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS