COMM SW COR OF NW1/4 OF SW1/4, R
FT FOR POB, RUN N 734.03 FT, E 3
194.03 FT, E 17.21 FT, S 540 FT,

JANKOWSKI MICHAEL/JANKOWSKI MARY
176 SW POLARIS TERR
FORT WHITE, FL 32038

2027

13-7S-16-04203-013

BUILDING CHARACTERISTICS

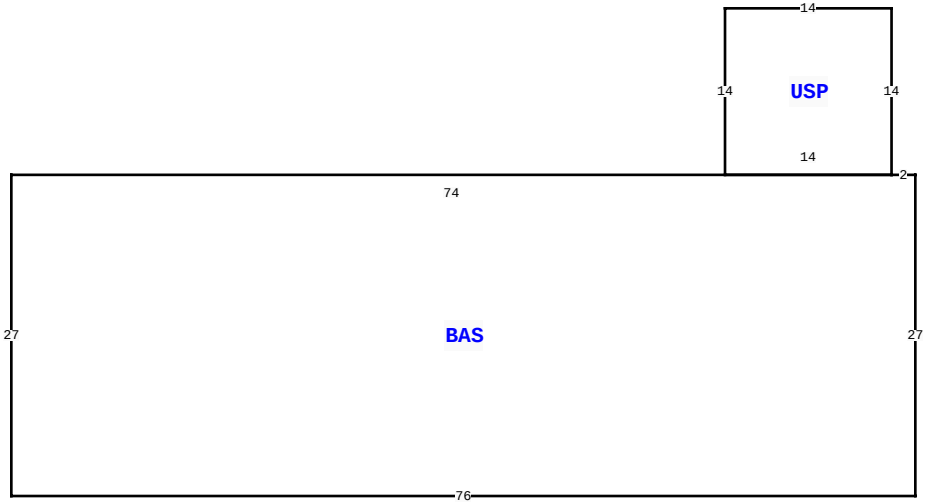
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,052	100		2,052	119,552
USP	196	35		69	4,020
TOTALS	2,248			2,121	123,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,121	113.9000	105.93	224,678	2002	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 2052 HX Base Yr 2009



176 SW POLARIS TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,573
TOTAL MARKET OB/XF VALUE	28,180
TOTAL LAND VALUE - MARKET	79,680
TOTAL MARKET VALUE	231,433
SOH/AGL Deduction	112,579
ASSESSED VALUE	118,854
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	67,443
TOTAL JUST VALUE	231,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044952	Solar Power Syste	26,958	06/07/2023
000046359	Electrical Servic	0	01/24/2023
000046057	Storage Building	19,000	12/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1430/17	2/08/2021	LE	U	I	14	100
GRANTOR: JANKOWSKI MARY						
GRANTEE: MCGUIRE KRISTA						
1099/1019	10/12/2006	WD	Q	I		167,900
GRANTOR: RICKIE L & CAROL STAN						
GRANTEE: MICHAEL & MARY JANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 USP= N14 W14 S14 E14$ W74 S27 E76 N27$.

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	100	10	16	160.00	UT	7.50	7.50	100	2001	2001	3	100	1,200	
2	0252	LEAN-TO W/	0	100	10	10	100.00	UT	2.00	2.00	100	2001	2001	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0030	BARN,MT	0	100	0	0	1.00	UT	19,680.00	19,680.00	100	2024	2023		100	19,680	

LAND DESCRIPTION

TOTAL OB/XF 28,180

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	6.64	AC		1.00	1.00	1.00	12,000.00	12,000.00	79,680							

REVIEW DATE 05/05/2023 BY JB Total Acres: 6.64 Total Land Value: 79,680 Market: 0 Agricultural: 0 Common: 79,680 PRINTED 11/17/2026 BY SYS