

LOT 8 BLK C OLD WIRE FARMS.  
845-257, 977-139, 1230-2167,  
WD 1257-2711, CT 1281-607,

JENKINS CARL/JENKINS CHRISTY  
123 SW PIONEER WAY  
FORT WHITE, FL 32038

2026

14-6S-16-03818-168



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	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	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	14616.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2026	1,860	202,569
TOTALS	1,860			1,860	202,568

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	2	100%	- 2026	Heated Area: 1860			HX Base Yr 2018				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2026</p> </div> </div>												
123 SW PIONEER WAY, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			202,568
TOTAL MARKET OB/XF VALUE			9,070
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			261,638
SOH/AGL Deduction			27,541
ASSESSED VALUE			234,097
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			177,686
TOTAL JUST VALUE			261,638
NCON VALUE			202,568
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052922	Mobile Home		04/22/2025
13054	M H	125	09/12/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2246	11/06/2017	WD	U	I	37	38,000
GRANTOR: TIFFANY ARMER						
GRANTEE: CARL & CHRISTY JENK						
1300/1324	8/18/2015	WD	U	I	12	33,000
GRANTOR: VANDERBILT MORTGAGE &						
GRANTEE: TIFFANY ARMER						

EXTRA FEATURES																
L N	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	20	420.00	UT	5.00	50	2003	2003	3	50	1,050	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	50	2003	2003	3	50	720	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	12	20	240.00	UT	2.50	50	2008	2008	3	50	300	
TOTALS													9,070			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=22,16] E60 S31 W60 N31 \$	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							