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

2027

14-6S-16-03818-168

BUILDING CHARACTERISTICS

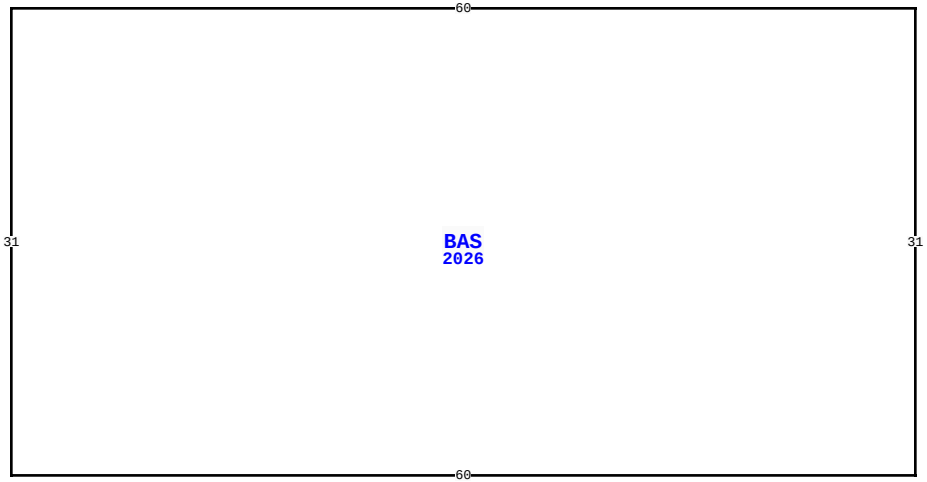
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	192,533
TOTALS	1,860			1,860	192,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,860	113.5000	108.96	202,666	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 100% - 2026 Heated Area: 1860 HX Base Yr 2018



123 SW PIONEER WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	20	420.00	UT	5.00	5.00	50	2003	2003	3	50	1,050	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	50	2003	2003	3	50	720	
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	12	20	240.00	UT	2.50	2.50	50	2008	2008	3	50	300	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		192,533
TOTAL MARKET OB/XF VALUE		9,870
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		252,403
SOH/AGL Deduction		18,745
ASSESSED VALUE		233,658
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		177,247
TOTAL JUST VALUE		252,403
NCON VALUE		800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,617

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,870

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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2026 BY NH Total Acres: 4.01 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS