

N1/2 OF THE FOLLOWING: COMM NE C
2643.80 FT, W 1477.47 FT, S 671.
CONT S 670.17 FT, W 643.73 FT TO

REED LORRIE K
7635 SW OLD WIRE RD
FORT WHITE, FL 32038

2026

14-6S-16-03818-301

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	14616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2024
TOTALS	1,512		160,758

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2025		109.61		2023			3.00	97.00	
			Heated Area: 1512				HX Base Yr	2025				
BLD DATE						LGL DATE	05/06/2026					
XF DATE						LAND DATE	MLU					
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		160,758	
TOTAL MARKET OB/XF VALUE		12,700	
TOTAL LAND VALUE - MARKET		61,620	
TOTAL MARKET VALUE		235,078	
SOH/AGL Deduction		164,214	
ASSESSED VALUE		70,864	
TOTAL EXEMPTION VALUE		45,864	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		235,078	
NCON VALUE		5,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,164	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053325	Generator		06/05/2025
000048106	Mobile Home		09/13/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1843	2/15/2024	WD	Q	I	01	275,000
GRANTOR: HARMON ZACHARY						
GRANTEE: REED LORRIE K						
1495/1199	7/25/2023	WD	Q	V	03	35,000
GRANTOR: WINDHAM JOYCE MARIE R						
GRANTEE: HARMON ZACHARY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	

TOTAL OB/XF												
12,700												
BLD DATE						LGL DATE	05/06/2026					
XF DATE						LAND DATE	MLU					
INC DATE						AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=21,20] E56 S27 W56 N27 \$									

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	4.74	AC		1.00	1.00	1.00	13,000.00	13,000.00	61,620							