

BEG SW COR OF SE1/4 OF SW1/4,
 RUN E 1327.97 FT, CONT EAST
 174.62 FT TO C/L OF OLD WIRE

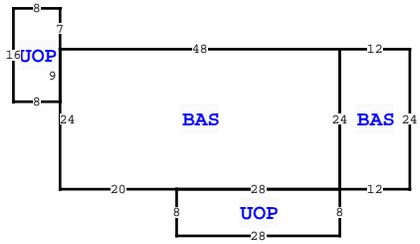
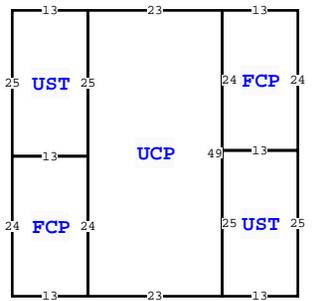
MASSEY JASON MICHAEL/MASSEY STEPHANIE ASH
 127 SW DEREK GLN
 LAKE CITY, FL 32024-3771

2026

14-6S-16-03824-005

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,201	117.9000	74.28	163,490	1989	1989	0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr												



Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	14616.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	8,557
BAS	1,152	100		1,152	34,228
FCP	312	25		78	2,318
FCP	312	25		78	2,318
UCP	1,127	20		225	6,685
UOP	128	25		32	951
UOP	224	25		56	1,664
UST	325	45		146	4,338
UST	325	45		146	4,338
TOTALS	4,193			2,201	65,396

322 SW SANDSTONE GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	250	
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	5,300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF 17,750

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	0102	C	SFR/MH	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	3,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	3,500							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.72	AC		1.00	1.00	1.00	280.00	280.00	6,082							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.72	AC		1.00	1.00	1.00	7,000.00	7,000.00	145,040							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				65,396	
TOTAL MARKET OB/XF VALUE				17,750	
TOTAL LAND VALUE - MARKET				152,040	
TOTAL MARKET VALUE				96,228	
SOH/AGL Deduction				19,974	
ASSESSED VALUE				76,254	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				76,254	
TOTAL JUST VALUE				235,186	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				199,490	
XFOB:5:1: GOES WITH ITEM #1					
XFOB:2:1: SPRINGHILL/FLEETWOOD MH					
BLDG:1:1: SPRINGHILL/FLEETWOOD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
13520	M H	125	01/14/1998		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1288/1956	1/30/2015	WD	U	I	11	100
GRANTOR: WILLIAM M MASSEY & JU						
GRANTEE: JASON M & STEPHANIE						
1284/2586	11/14/2014	WD	U	I	30	100
GRANTOR: WILLIAM M MASSEY & JU						
GRANTEE: JASON M & STEPHANIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 UOP= N7 W8 S16 E8 N9\$ S24 E20 UOP= S8 E28 N8 W28\$ E28 BAS= E12 N24 W12 S24\$ N24\$ PTR= N30 UST= N25 FCP= N24 W13 S24 E13\$ W13 S25UCP= N49 W23 UST= W13 S25 E13 N25\$ S25 FCP= W13 S24 E13N24\$ S24 E23\$ E13\$ S30\$.	