LOT 3 SANDY PINES S/D.

ORB 747-2106, 779-1201, 1202

SHEPHERD ROBERT/SHEPHERD HOLLY
261 SW RANDOLPH CT
FORT WHITE, FL 32038

2027

14-7S-16-04211-003

BUILDING CHARACTERISTICS

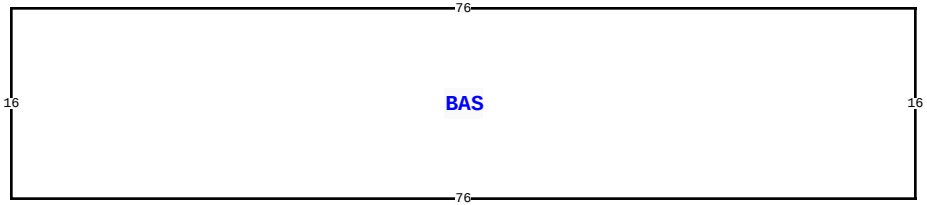
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	26,689
TOTALS	1,216			1,216	26,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	91.4490	54.87	66,722	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2013 Heated Area: 1216 HX Base Yr 2013



263 SW RANDOLPH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,689
TOTAL MARKET OB/XF VALUE	10,800
TOTAL LAND VALUE - MARKET	52,000
TOTAL MARKET VALUE	89,489
SOH/AGL Deduction	36,835
ASSESSED VALUE	52,654
TOTAL EXEMPTION VALUE	HX HB 27,654
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	89,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,489

SALE:4:1: LOT 3 SANDY PINES

SALE:3:1: LOT 3 SANDY PINES $.70 STAMPS

SALE:2:1: RE-SALE AFTER REPO

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30559	M H	653	10/24/2012
13562	M H	125	01/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/2457	12/28/2011	WD	U	I	11	100
GRANTOR: WALTER J PASTUSZKA JR						
GRANTEE: ROBERT & HOLLY SHEP						
1227/0813	12/28/2011	WD	Q	I	01	45,000
GRANTOR: PASTUSZKA						
GRANTEE: ROBERT & HOLLY SHEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 10,800

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		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							

REVIEW DATE 07/07/2015 BY TW Total Acres: 4.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/17/2026 BY SYS