

LOT 4 SANDY PINES S/D.
ORB 779-1211,796-519,835-2364,

SUMMERS CAPUS G/SUMMERS MELINDA K
315 SW RANDOLPH CT
FORT WHITE, FL 32038

2026

14-7S-16-04211-004
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		4	100
Bathrooms		2	100
Stories	0	0	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
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
BAS	2,052	100	
TOTALS	2,052		2,052

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	MOBILE HME	100%	2013		Heated Area: 2052						HX Base Yr	2013
TOTALS	2,052				2,052							36,604

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	36,604		
TOTAL MARKET OB/XF VALUE	7,000		
TOTAL LAND VALUE - MARKET	41,600		
TOTAL MARKET VALUE	85,204		
SOH/AGL Deduction	35,863		
ASSESSED VALUE	49,341		
TOTAL EXEMPTION VALUE	30,000		
BASE TAXABLE VALUE	19,341		
TOTAL JUST VALUE	85,204		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	75,604		
SALE:4:1: LOT 4 SANDY PINES			
SALE:3:1: SALE FOR VACANT LAND ASSESSED WITH W,S,E			
SALE:2:1: GILL'S GIVING UP THIER INTEREST			
BLDG:1:1: DELWOOD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
35441	M H	500	06/13/2017
14920	M H	125	01/07/1999
13127	M H	75	10/02/1997
9400	M H	125	03/01/1995
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1245/2203	12/04/2012	WD U	I 40
GRANTOR: ROCKY FORD			
GRANTEE: CAPUS G & MELINDA K			
1236/2009	6/04/2012	WD U	I 12
GRANTOR: DEUTSCHE BANK NATIONA			
GRANTEE: ROCKY FORD			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W76 S27 E76 N27\$.			

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF											
7,000											
315 SW RANDOLPH CT, FORT WHITE											
05/06/2026 MLU											

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		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	0.80	13,000.00	10,400.00	41,600							