

LOT 13 SANDY PINES S/D, EX COMM
13, PT BEING ON A CURVE, RUN ALO
269.88 FT FOR POB, STILL ALONG C

LOWER CALEB/LOWER RACHEL
404 SW RANDOLPH CT
FORT WHITE, FL 32038

2026

14-7S-16-04211-023



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
03	CENTRAL 100				
04	AIR DUCTED 100				
4	100				
2	100				
01	NONE 100				
1.	1. 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
		14716.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2025	1,620	174,795
TOTALS	1,620			1,620	174,795

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			178,362	2024	2024	0	0	2.00	98.00	
			Heated Area: 1620			HX Base Yr 2025						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2025 </div>												
				BLD DATE		LGL DATE		05/06/2026		MLU		
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		174,795	
TOTAL MARKET OB/XF VALUE		7,200	
TOTAL LAND VALUE - MARKET		38,830	
TOTAL MARKET VALUE		220,825	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,825	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		169,414	
TOTAL JUST VALUE		220,825	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		217,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049844	Mobile Home		05/17/2024
000049843	Right-of-Way Acce		05/17/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/2579	3/28/2024	WD Q	V		01	65,000
GRANTOR: JARRELL ROGER L JR						
GRANTEE: LOWER CALEB						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=16,12] E60 S27 W60 N27 \$	

EXTRA FEATURES																
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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2025	2024		100	7,000	
2	0252	LEAN-TO W/	0	100	0	0		1.00	UT 200.00	100	2025	2024		100	200	

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	DPHT 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		00	0.00	0.00	3.53	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,830								