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

2027

14-7S-16-04211-023

BUILDING CHARACTERISTICS

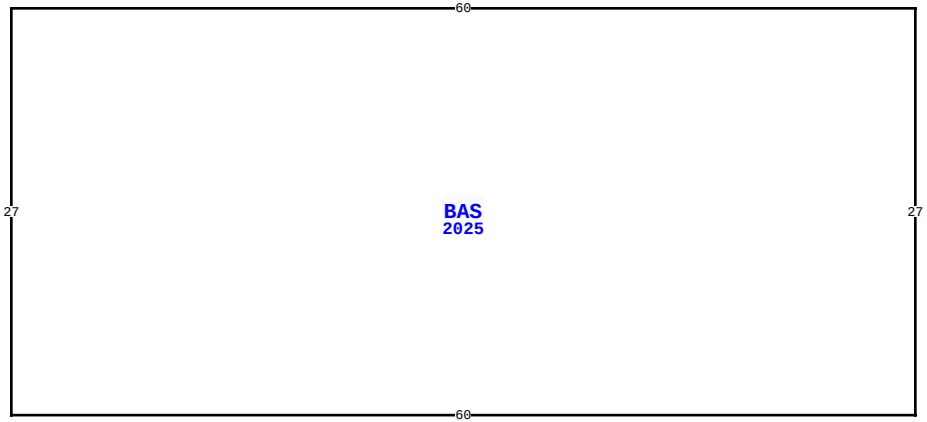
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	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	172,985
TOTALS	1,620			1,620	172,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	113.5000	108.96	176,515	2024	2024	0	0	0	2.00	98.00

1 MANUF 2 100% - 2025 Heated Area: 1620 HX Base Yr 2025



404 SW RANDOLPH CT, FORT WHITE

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		172,985
TOTAL MARKET OB/XF VALUE		7,200
TOTAL LAND VALUE - MARKET		38,830
TOTAL MARKET VALUE		219,015
SOH/AGL Deduction		0
ASSESSED VALUE		219,015
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		167,604
TOTAL JUST VALUE		219,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,825

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

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

LAND DESCRIPTION

TOTAL OB/XF 7,200

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

REVIEW DATE 07/24/2024 BY JB Total Acres: 3.53 Total Land Value: 38,830 Market: 0 Agricultural: 0 Common: 38,830 PRINTED 11/17/2026 BY SYS