COMM SE COR, RUN W 642.77 FT,
N 666.27 FT, W 197.41
FT FOR POB, CONT W 458.28 FT

MADLEM JON R & CHARLOTTE DEVER/MADLEM CHARLOTTE DE
171 SW GIDEON PL
FORT WHITE, FL 32038

**2027**

**15-7S-16-04226-123**

## BUILDING CHARACTERISTICS

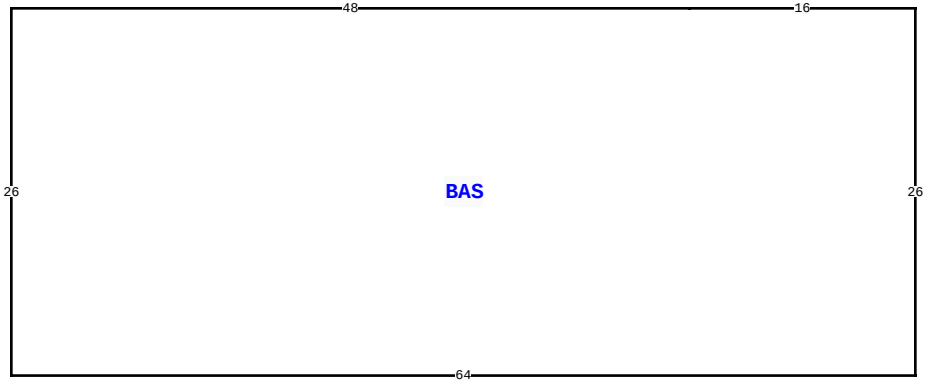
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | | N/A 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 15716.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,664 | 100 | | 1,664 | 39,144 |
| TOTALS | 1,664 | | | 1,664 | 39,144 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,664 | 98.0100 | 58.81 | 97,860 | 1997 | 1997 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 1664 HX Base Yr




171 SW GIDEON PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 50 | 1996 | 1996 | 3 | 50 | 200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 39,144 |
| TOTAL MARKET OB/XF VALUE | 7,200 |
| TOTAL LAND VALUE - MARKET | 84,360 |
| TOTAL MARKET VALUE | 130,704 |
| SOH/AGL Deduction | 32,111 |
| ASSESSED VALUE | 98,593 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 98,593 |
| TOTAL JUST VALUE | 130,704 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 131,833 |

SALE:1:1: 10.06 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16585 | M H | 125 | 02/09/2000 |
| 11842 | M H | 125 | 11/08/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1233/0096 | 4/10/2012 | WD | U | I | 40 | 63,000 |
| GRANTOR: ROCKY FORD | | | | | | |
| GRANTEE: JON R & CHARLOTTE D | | | | | | |
| 1231/2636 | 3/06/2012 | WD | U | I | 12 | 24,000 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: ROCKY FORD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W48 S26 E64 N26 $
.

## 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 | 0 | | A-1 | 0.00 | 0.00 | 7.03 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 84,360 | | | | | | | |

REVIEW DATE 08/26/2026 BY NH Total Acres: 7.03 Total Land Value: 84,360 Market: 0 Agricultural: 0 Common: 84,360 PRINTED 11/17/2026 BY SYS