COMM SW COR OF SW1/4 OF NE1/4,
RUN W 988.07 FT TO E R/W OF
HENDERSON DR FOR POB, RUN S

**DRYDEN CELIA V**
525 SW HENDERSON TERR
FORT WHITE, FL 32038

**2027**

**16-6S-16-03832-217**

## BUILDING CHARACTERISTICS

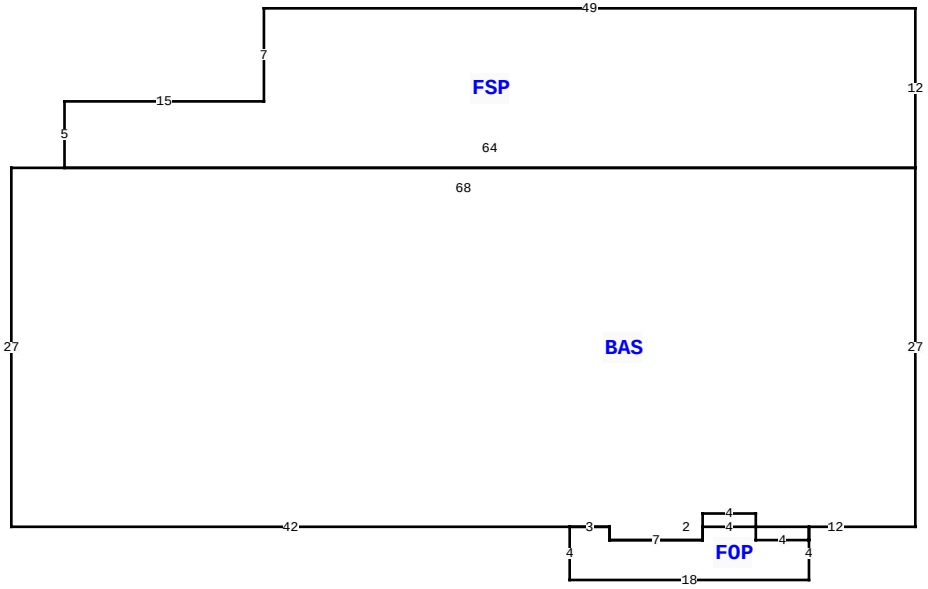
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 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 | 16616.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,839 | 100 | | 1,839 | 50,271 |
| FOP | 61 | 35 | | 21 | 574 |
| FSP | 663 | 40 | | 265 | 7,244 |
| TOTALS | 2,563 | | | 2,125 | 58,089 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,125 | 113.9000 | 68.34 | 145,222 | 1995 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 1995 Heated Area: 1839 HX Base Yr 1995




525 SW HENDERSON TER, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/07/2026 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1994 | 1994 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 2.00 | UT | 800.00 | 800.00 | 100 | 1999 | 1999 | 3 | 100 | 1,600 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 5.00 | 5.00 | 70 | 1994 | 1994 | 3 | 70 | 700 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | 200.00 | UT | 5.00 | 5.00 | 70 | 1994 | 1994 | 3 | 70 | 700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 58,089 |
| TOTAL MARKET OB/XF VALUE | 11,200 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 134,289 |
| SOH/AGL Deduction | 67,401 |
| ASSESSED VALUE | 66,888 |
| TOTAL EXEMPTION VALUE | HX HB 41,888 |
| BASE TAXABLE VALUE | 25,000 |
| TOTAL JUST VALUE | 134,289 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,289 |

BLDG:1:1: GRAN MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16819 | PUMP/UTPOL | 30 | 03/30/2000 |
| 16370 | REMODEL | 62 | 12/06/1999 |
| 8782 | M H | 125 | 08/25/1994 |
| 8344 | M H | 30 | 05/05/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0788/2286 | 4/07/1994 | WD | Q | V | | 14,900 |
| GRANTOR: JOHN LEWIS | | | | | | |
| GRANTEE: CELIA V DRYDEN | | | | | | |
| 0650/0217 | 4/08/1988 | WD | Q | V | | 16,000 |
| GRANTOR: PATTEN CORP | | | | | | |
| GRANTEE: LEWIS JOHN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S27 E42 FOP= S4 E18 N4 S1 W4 N1 W4 S1 W7 N1 W3 $ E3 S1 E7 N2 E4 S1 E12 N27$ FSP= N12 W49 S7 W15 S5 E64 $.

## LAND DESCRIPTION

TOTAL OB/XF 11,200

| 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 | 0102 | C | SFR/MH | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS