COMM NW COR, RUN E 25 FT TO E
R/W LAZY OAK RD, CONT E
3950.69 FT, S 2649.27 FT, W

MILLER JAMES A/MILLER JESSIE L
264 SW WHISPER DR
FORT WHITE, FL 32038

2027

16-6S-16-03832-233

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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		3 100
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	0202	MOBILE HOME/M HOME

MAP NUM | MKT AREA 02

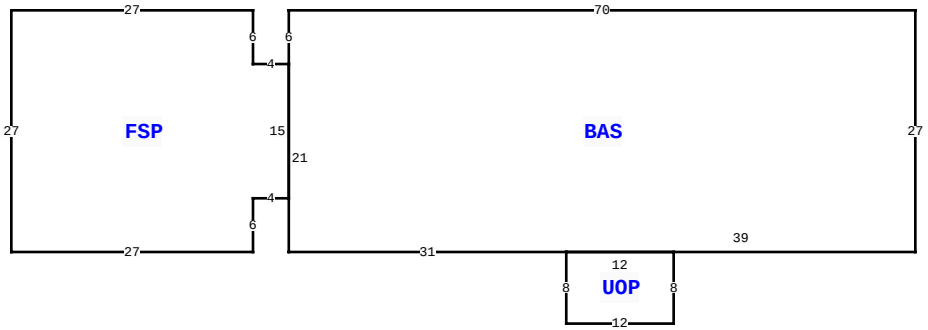
NEIGHBORHOOD/LOC 16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	53,480
FSP	789	40		316	8,942
UOP	96	25		24	679
TOTALS	2,775			2,230	63,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,230	117.9000	70.74	157,750	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1890 HX Base Yr 2020



264 SW WHISPER DR, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 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	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	70	1997	1997	3	70	1,512	
2	0166	CONC,PAVMT	0	100	25	28	700.00	UT	2.00	2.00	70	1997	1997	3	70	980	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2003	2003	3	40	14,336	
5	0282	POOL ENCL	0	100	27	49	1,323.00	UT	15.00	15.00	100	2003	2003	3	40	7,938	
6	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	100	2003	2003	3	100	720	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
9	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,954
TOTAL MARKET OB/XF VALUE		43,686
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		375,640
SOH/AGL Deduction		104,978
ASSESSED VALUE		270,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,251
TOTAL JUST VALUE		375,640
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20221	POOL	155	12/10/2002
12365	M H	125	04/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0960	11/26/2018	WD	Q	I	05	179,000
GRANTOR: PATSY D ENOCHS						
GRANTEE: JAMES A & JESSIE L						
0959/0688	7/20/2002	QC	Q	V	01	100
GRANTOR: WILLIAM W ENOCHS						
GRANTEE: WILLIAM W & PATSY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S6 FSP= W4 N6 W27 S27 E27 N6 E4 N15$ S21 E31 UOP= S8E12 N8 W12$ E39 N27$.

LAND DESCRIPTION

TOTAL OB/XF 42,486

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
3	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.30	50,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY NH Total Acres: 13.49 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 11/17/2026 BY SYS

COMM NW COR, RUN E 25 FT TO E
R/W LAZY OAK RD, CONT E
3950.69 FT, S 2649.27 FT, W

MILLER JAMES A/MILLER JESSIE L
264 SW WHISPER DR
FORT WHITE, FL 32038

2027

16-6S-16-03832-233

BUILDING CHARACTERISTICS

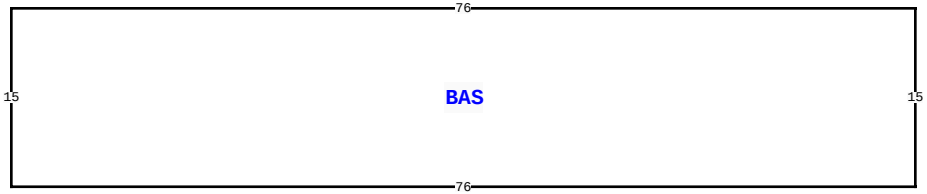
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	1,140	100		1,140	103,854
TOTALS	1,140			1,140	103,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.9000	105.93	120,760	2018	2018	0	0	0	14.00	86.00

2 MANUF 1 0% - 2020 Heated Area: 1140 HX Base Yr 2020



264 SW WHISPER DR, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 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
11	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,954
TOTAL MARKET OB/XF VALUE		43,686
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		375,640
SOH/AGL Deduction		104,978
ASSESSED VALUE		270,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,251
TOTAL JUST VALUE		375,640
NCON VALUE		1,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0960	11/26/2018	WD	Q	I	05	179,000
GRANTOR: PATSY D ENOCHS						
GRANTEE: JAMES A & JESSIE L						
0959/0688	7/20/2002	QC	Q	V	01	100
GRANTOR: WILLIAM W ENOCHS						
GRANTEE: WILLIAM W & PATSY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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

REVIEW DATE 05/05/2026 BY NH Total Acres: 13.49 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 11/17/2026 BY SYS