COMM NW COR OF NE1/4 OF NE1/4,
RUN S 754.40 FT, W 142.67 FT,
SW ALONG CURVE 170.63 FT, CONT

YOUNG MICHEAL M JR
261 SW WHISPER DR
FT WHITE, FL 32038

2027

16-6S-16-03832-234

BUILDING CHARACTERISTICS

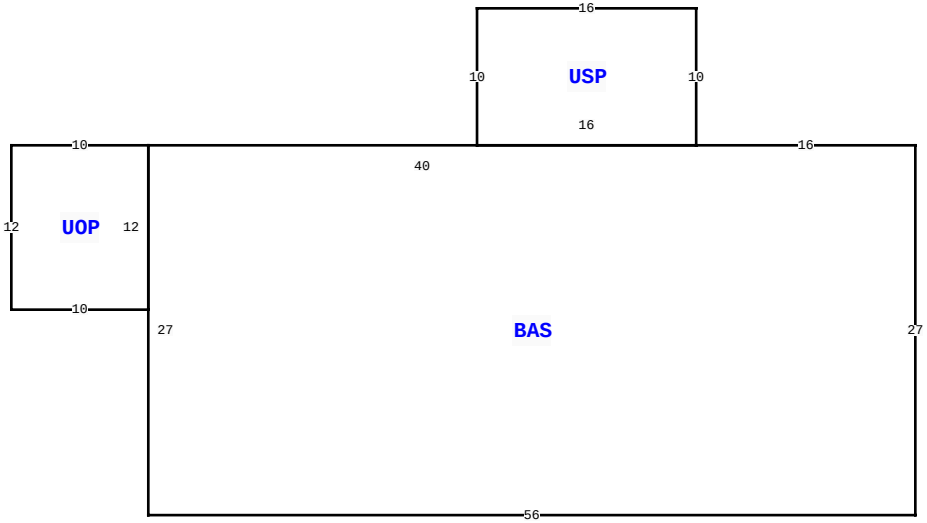
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,512	100		1,512	33,609
UOP	120	25		30	667
USP	160	35		56	1,245
TOTALS	1,792			1,598	35,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,598	92.6100	55.57	88,801	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1512 HX Base Yr



261 SW WHISPER DR, 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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,520
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	109,620
SOH/AGL Deduction	27,343
ASSESSED VALUE	82,277
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,277
TOTAL JUST VALUE	109,620
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,620

XFOB:2:1: SUNB MH

BLDG:1:1: SUNB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/0524	6/16/2014	QC	U	I	11	25,000
GRANTOR: KITTY W WHEATE						
GRANTEE: MICHAEL M YOUNG JR						
0635/0570	10/17/1987	WD	Q	V		14,000
GRANTOR: PATTEN CORP						
GRANTEE: WHEATE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 USP= N10 W16 S10 E16$ W40 UOP= W10 S12 E10 N12$ S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0		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: 5.20 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS