NE1/4 OF SW1/4 OF NE1/4. (AKA LO SHILOH RIDGE S/D UNREC).

MCADAMS JULIAN RICHARD III/MCADAMS SARAH JEAN
239 SW SARATOGA CT
FORT WHITE, FL 32038

2027

16-7S-16-04226-169

BUILDING CHARACTERISTICS

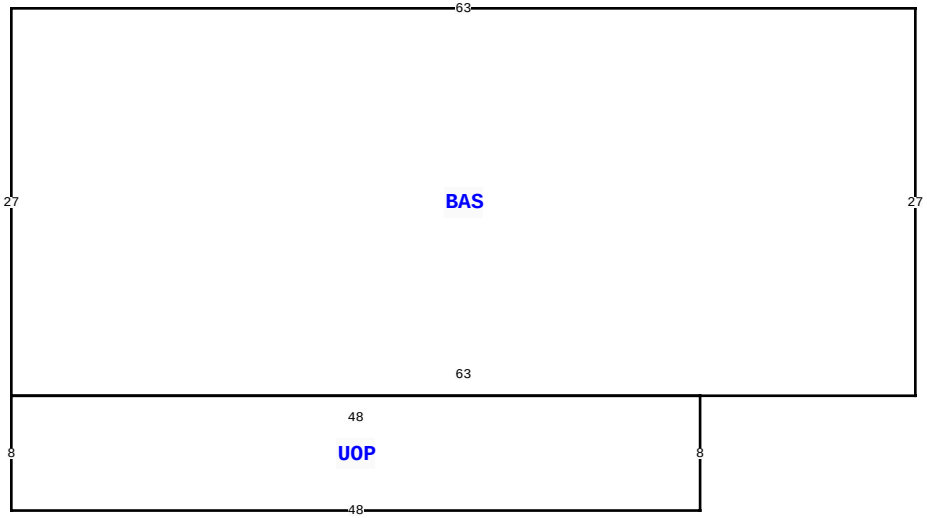
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	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	1,701	100		1,701	105,885
UOP	384	25		96	5,976
TOTALS	2,085			1,797	111,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,797	117.9000	113.18	203,384	2005	2005	0	0	0	45.00	55.00

1 MANUF 2 50% - 2021 Heated Area: 1701 HX Base Yr 2021



239 SW SARATOGA CT, 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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0030	BARN,MT	0	50	20	24	480.00	UT	12.00	12.00	100	2006	2006	3	100	5,760	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
5	0166	CONC,PAVMT	0	50	20	18	360.00	UT	3.00	3.00	100	2006	2006	3	100	1,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,861
TOTAL MARKET OB/XF VALUE		15,840
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		237,701
SOH/AGL Deduction		77,865
ASSESSED VALUE		159,836
TOTAL EXEMPTION VALUE	HA HAB	49,554
BASE TAXABLE VALUE		110,282
TOTAL JUST VALUE		237,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,868

SALE:1:1: 10 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38439	MAINT/ALTR	75	08/05/2019
23703	M H	521	10/11/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1217	7/10/2020	WD	Q	I	01	171,000
GRANTOR: CANDICE GRAY						
GRANTEE: JULIAN RICHARD III						
1033/1082	12/08/2004	WD	Q	V		36,500
GRANTOR: GILLARD						
GRANTEE: CANDICE GRAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S27 UOP= S8 E48 N8 W48$ E63 N27$.

LAND DESCRIPTION

TOTAL OB/XF 15,840

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	50		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 09/17/2019 BY RP Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS