

COMM NE COR OF SEC, W 1992.11 FT
458.33 FT, S 350.04 FT, E 458.33
TO POB.

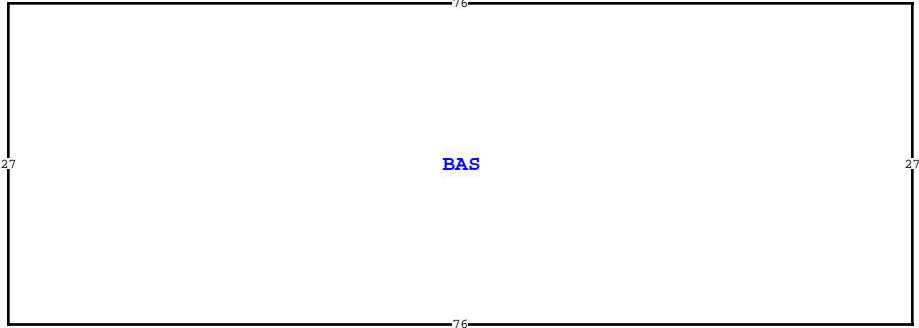
JONES CHRISTOPHER S
344 SW SCENIC CT
FORT WHITE, FL 32038

2026

17-6S-16-03842-051

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		77,521

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2018								
				Heated Area: 2052				HX Base Yr	2018		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			77,521
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			36,900
TOTAL MARKET VALUE			122,621
SOH/AGL Deduction			26,854
ASSESSED VALUE			95,767
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			45,045
TOTAL JUST VALUE			122,621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33476	M H	701	10/21/2015
33380	M H	406	09/18/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2051	8/27/2025	QC	U	I	11	100

GRANTOR: JONES MELINDA
GRANTEE: JONES CHRISTOPHER S
0989/1663 7/24/2003 WD Q V 06 100
GRANTOR: P STEPHEN & CAROL AN
GRANTEE: CHRISTOPHER S & MEL

EXTRA FEATURES																
L N	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	100	2016	2016	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2024	MLU

346 SW SCENIC CT, FORT WHITE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W76 S27 E76 N27S.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	3.69	AC		1.00	1.00	1.00	10,000.00	10,000.00	36,900							