COMM AT SE COR OF NE1/4 OF
SW1/4, RUN W 1170.26 FT FOR
POB, RUN N 529.87 FT, W 144.11

JOINER SHARON RAULERSON
251 SW ASHLEY CT
FT WHITE, FL 32038

2027

17-6S-17-09690-010

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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

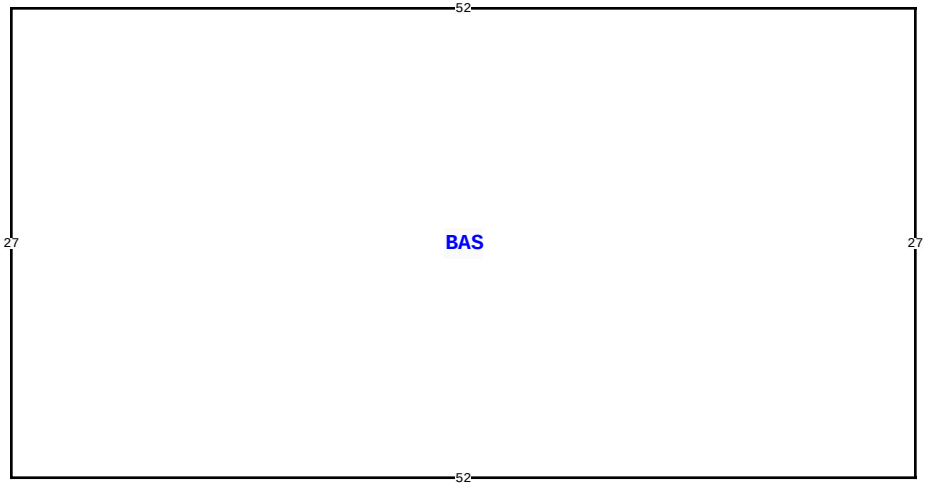
NEIGHBORHOOD/LOC 17617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	81,799
TOTALS	1,404			1,404	81,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	105.93	148,726	2002	2002	0	0	0	45.00	55.00

2 MANUF 1 100% - 2007 Heated Area: 1404 HX Base Yr 2007



251 SW ASHLEY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	2013	2013	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,799
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		65,520
TOTAL MARKET VALUE		155,719
SOH/AGL Deduction		76,582
ASSESSED VALUE		79,137
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,726
TOTAL JUST VALUE		155,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,599

SALE:1:5: PURPOSES. (THE OTHER PRCL IS 09690-009).
SALE:1:4: 5 AC PRCLS & REQUESTED A SPLIT DONE FOR
SALE:1:3: SHE BROUGHT SURVEYS SHOWING PROP SPLIT I
SALE:1:2: IS PUTTING THE 10.01 AC IN JEAN'S NAME O

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050606	Roof Replacement	8,717	08/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/2275	5/19/2006	WD	Q	I		95,000
GRANTOR: JOHN E & JEAN T KARPI						
GRANTEE: SHARON RAULERSON						
1062/1288	9/06/2005	QC	Q	I	01	100
GRANTOR: JOHN E & JEAN KARPINS						
GRANTEE: RAYMOND OR NICKLAUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	5.04	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,520							

REVIEW DATE 09/25/2024 BY JS Total Acres: 5.04 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 11/17/2026 BY SYS