

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

2026

17-6S-17-09690-010

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 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
BAS	1,404	100	
TOTALS	1,404		82,679

MARKET ADJUSTMENTS																														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																			
2	MANUF	1	100%	-	2007																									
Heated Area: 1404						HX Base Yr 2007																								
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,404</td> <td>100</td> <td></td> <td>1,404</td> <td>82,679</td> </tr> <tr> <td>TOTALS</td> <td>1,404</td> <td></td> <td></td> <td>1,404</td> <td>82,679</td> </tr> </tbody> </table>													AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,404	100		1,404	82,679	TOTALS	1,404			1,404	82,679
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,404	100		1,404	82,679																									
TOTALS	1,404			1,404	82,679																									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			82,679
TOTAL MARKET OB/XF VALUE			8,400
TOTAL LAND VALUE - MARKET			65,520
TOTAL MARKET VALUE			156,599
SOH/AGL Deduction			79,767
ASSESSED VALUE			76,832
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			25,421
TOTAL JUST VALUE			156,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,479
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							

EXTRA FEATURES		251 SW ASHLEY CT, FORT WHITE															
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W52 S27 E52 N27\$.												

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