LOT 8 ASHLEY ACRES S/D.

ORB 988-1365.

GOURLEY BILLY/GOURLEY PEGGY M
2646 SW TOMMY LITES RD
FORT WHITE, FL 32038

2027

17-6S-17-09690-108

BUILDING CHARACTERISTICS

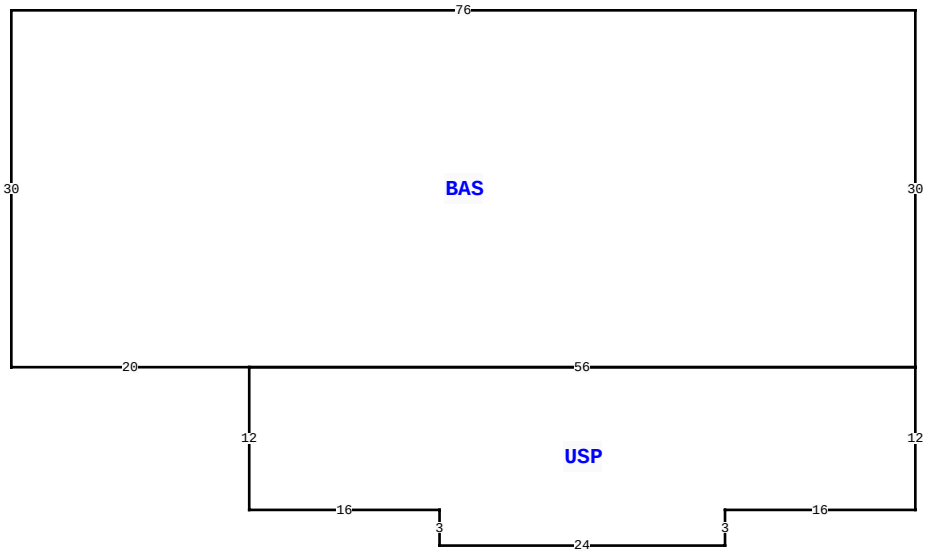
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	17617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	137,501
USP	744	35		260	15,680
TOTALS	3,024			2,540	153,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,540	117.9000	109.65	278,511	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2280 HX Base Yr 2004



2646 SW TOMMY LITES ST, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	2003	2003	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	20	24	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		153,181
TOTAL MARKET OB/XF VALUE		11,600
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		229,781
SOH/AGL Deduction		113,671
ASSESSED VALUE		116,110
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,699
TOTAL JUST VALUE		229,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
208788	M H	125	07/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0988/1365	7/02/2003	WD	Q	V		27,000

GRANTOR: SUBRANDY LIMITED PART

GRANTEE: BILLY & PEGGY M GOU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E20 USP= S12 E16 S3 E24 N3 E16 N12 W56$ E56 N30$.

LAND DESCRIPTION

TOTAL OB/XF 11,600

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/09/2013 BY DF Total Acres: 5.02 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS