AKA LOT 21 TUSTENUGGEE PLANTATIO
NE COR, RUN W 2616.44 FT, S 1986
CONT S 662.15 FT, W 657.94 FT, N

NORRIS LEXIE/NORRIS THOMAS
230 SW GLADEOLA CT
FORT WHITE, FL 32038

2027

18-6S-17-09696-121

BUILDING CHARACTERISTICS

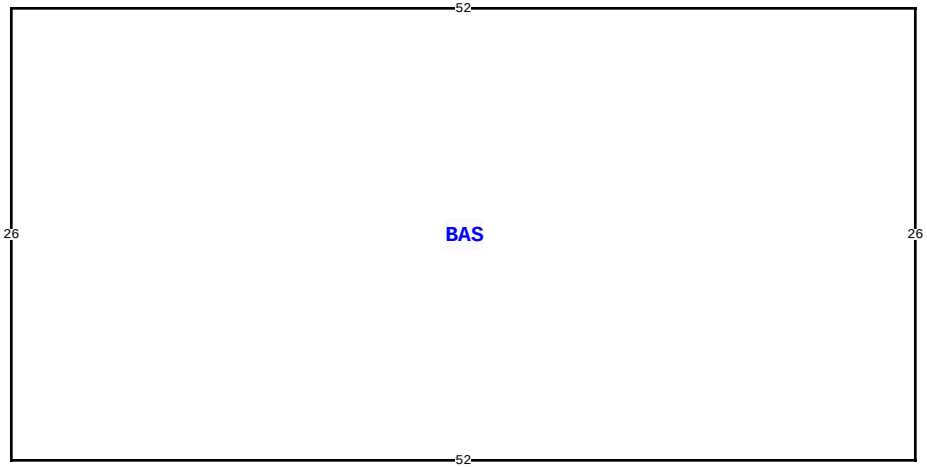
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	67,757
TOTALS	1,352			1,352	67,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,352	113.9000	91.12	123,194	2005	2005	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1352 HX Base Yr 2026



230 SW GLADEOLA 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	0040	BARN,POLE	0	100	46	74	3,404.00	UT	2.50	2.50	100	2013	2013	3	100	8,510	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		67,757
TOTAL MARKET OB/XF VALUE		16,210
TOTAL LAND VALUE - MARKET		92,040
TOTAL MARKET VALUE		176,007
SOH/AGL Deduction		0
ASSESSED VALUE		176,007
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,596
TOTAL JUST VALUE		176,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21552	M H	393	02/02/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2760	8/25/2025	WD	U	I	30	77,700
GRANTOR: BROWN DANNY E						
GRANTEE: NORRIS LEXIE						
1419/2322	9/09/2020	WD	U	I	30	0
GRANTOR: LEXIE MAKAELA SERENA						
GRANTEE: DANNY E BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

LAND DESCRIPTION

TOTAL OB/XF 16,210

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	7.67	AC		1.00	1.00	1.00	12,000.00	12,000.00	92,040							

REVIEW DATE 04/09/2026 BY JB Total Acres: 7.67 Total Land Value: 92,040 Market: 0 Agricultural: 0 Common: 92,040 PRINTED 11/16/2026 BY SYS