

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

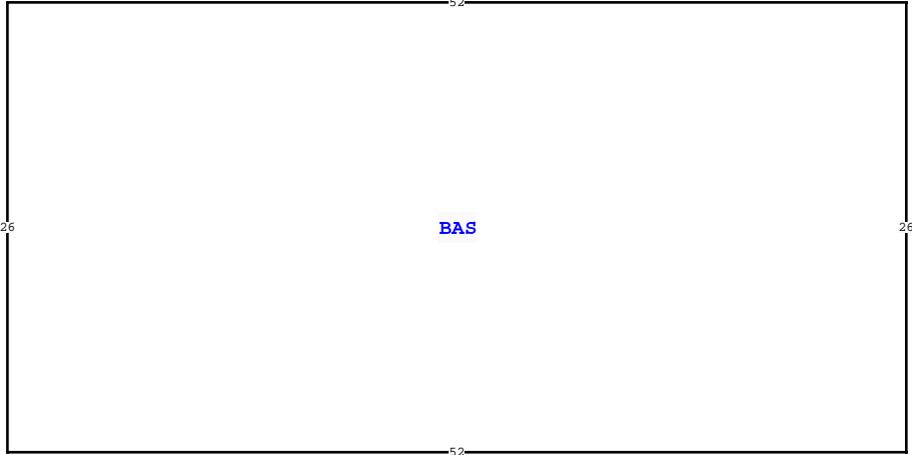
NORRIS LEXIE/NORRIS THOMAS
230 SW GLADEOLA CT
FORT WHITE, FL 32038

2026

18-6S-17-09696-121

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	14	CARPET	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	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
BAS	1,352	100	
TOTALS	1,352		71,147

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	-	2026							
				Heated Area:	1352			HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			71,147
TOTAL MARKET OB/XF VALUE			16,210
TOTAL LAND VALUE - MARKET			92,040
TOTAL MARKET VALUE			179,397
SOH/AGL Deduction			0
ASSESSED VALUE			179,397
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			127,986
TOTAL JUST VALUE			179,397
NCON VALUE			700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,070

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 MAKAELE SERENA						
GRANTEE: DANNY E BROWN						

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

TOTAL OB/XF													16,210				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								05/06/2026	MLU			

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W52 S26 E52 N26\$.												

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