LOT 14 COLUMBIA ACRES S/D

426-402, 422-381, 671-111, 783-7

JENKINS JOHN CLARK
375 SW QUAIL PL
FORT WHITE, FL 32038

2027

18-7S-17-10013-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

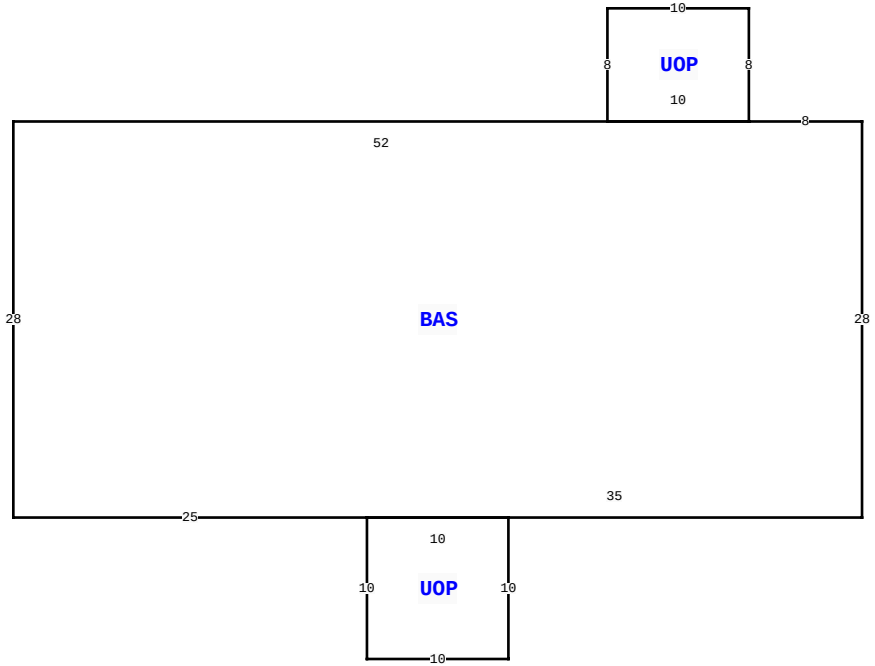
NEIGHBORHOOD/LOC 18717.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	50,958
UOP	80	25		20	607
UOP	100	25		25	758
TOTALS	1,860			1,725	52,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,725	126.3900	75.83	130,807	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1680 HX Base Yr 2025



375 SW QUAIL PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	1986	1986	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	0	0	1.00	UT	22,500.00	22,500.00	100	2025	2024		100	22,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	52,323
TOTAL MARKET OB/XF VALUE	30,700
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	148,023
SOH/AGL Deduction	2,021
ASSESSED VALUE	146,002
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	94,591
TOTAL JUST VALUE	148,023
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056731	Mobile Home		10/08/2026
000049216	Storage Building	26,000	02/15/2024
8131	M H	125	03/04/1994
7927	M H	100	12/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1570/1383	6/10/2026	LE	U	I	14	100
GRANTOR: JENKINS JOHN						
GRANTEE: JENKINS JOHN CLARK						
1499/699	9/21/2023	WD	Q	I	01	120,000
GRANTOR: BARNETT RONALD H						
GRANTEE: JENKINS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W10 S8 E10$ W52 S28 E25 UOP= S10 E10 N10 W10$ E35 N28$.

LAND DESCRIPTION

TOTAL OB/XF 30,700

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	0102	C	SFR/MH	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/16/2024 BY JB Total Acres: 5.16 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS