NORTHEAST PART OF LOT 35 & LOT 3
ACRES S/D.

FALLICK HOWARD LEE
180 SW GOPHER CT
FORT WHITE, FL 32038

2027

18-7S-17-10013-035

BUILDING CHARACTERISTICS

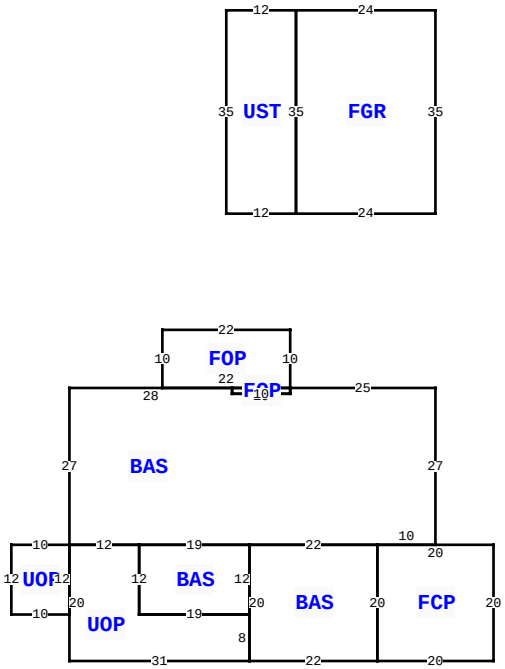
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	18717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	13,762
BAS	440	100		440	26,557
BAS	1,691	100		1,691	102,064
FCP	400	25		100	6,036
FGR	840	55		462	27,885
FOP	10	35		4	241
FOP	220	35		77	4,648
UOP	120	25		30	1,811
UOP	392	25		98	5,915
UST	420	45		189	11,408
TOTALS	4,761			3,319	200,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	3,319	118.0000	109.74	364,227	1989	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 2359 HX Base Yr 2025



180 SW GOPHER CT, 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	0166	CONC,PAVMT	0	100	0	0	344.00	UT	2.00	2.00	100	1995	1995	3	100	688	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	200,325
TOTAL MARKET OB/XF VALUE	7,688
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	279,513
SOH/AGL Deduction	193,211
ASSESSED VALUE	86,302
TOTAL EXEMPTION VALUE	HX HB SX 86,302
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	279,513
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,667

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053526	Roof Replacement	11,800	07/06/2025
21526	M H	393	02/17/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/188	12/20/2024	WD	Q	I	01	306,000
GRANTOR: THREE JAY'S LLC						
GRANTEE: FALLICK HOWARD LEE						
1463/1915	4/05/2022	WD	Q	I	01	190,000
GRANTOR: MORLEY MICHELLE T						
GRANTEE: THREE JAY'S LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S1 W10 N1 W28 S27 E12 E19 E22 E10 N27 $
FGR=[ORIG=0,-30] N35 W24 S35 E24 $
BAS=[ORIG=-32,27] S20 E22 N20 W22 $
UST=[ORIG=-24,-65] W12 S35 E12 N35 $
FCP=[ORIG=-10,27] S20 E20 N20 W20 $
UOP=[ORIG=-63,27] S20 E31 N8 W19 N12 W12 $
BAS=[ORIG=-51,27] S12 E19 N12 W19 $
FOP=[ORIG=-25,0] N10 W22 S10 E22 $
UOP=[ORIG=-63,27] W10 S12 E10 N12 $
FOP=[ORIG=-25,0] W10 S1 E10 N1 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,688

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.10	65,000.00	71,500.00	71,500							

REVIEW DATE 07/28/2025 BY chuck Total Acres: 6.63 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS