

COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT E 313.68 FT, S 693
313.67 FT, N 697.40 FT TO POB. (

DESMARAIS WAYNE N
265 SW LENOX GLN
FORT WHITE, FL 32038

2026

19-6S-16-03869-102



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		4	100
Bathrooms		3	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	0201 MODULAR HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,204	100	
TOTALS	2,204		132,069

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	100%	- 2006	Heated Area: 2204			HX Base Yr 2006				
<div style="border: 1px solid black; width: 400px; height: 200px; margin: 0 auto; position: relative;"> 76 76 29 29 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-weight: bold; color: blue;">BAS</div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE										05/06/2026	MLU	
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1		3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		132,069		
TOTAL MARKET OB/XF VALUE		15,800		
TOTAL LAND VALUE - MARKET		65,130		
TOTAL MARKET VALUE		212,999		
SOH/AGL Deduction		66,493		
ASSESSED VALUE		146,506		
TOTAL EXEMPTION VALUE		51,411		
BASE TAXABLE VALUE		95,095		
TOTAL JUST VALUE		212,999		
NCON VALUE		7,200		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		185,726		
SALE:1:1: 10.02 AC				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
23319	M H	329	06/24/2005	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/2672	7/27/2023	LE	U	V	14	100
GRANTOR: DESMARAIS WAYNE N (EN)						
GRANTEE: DESMARAIS TROY A (R)						
1250/2737	2/02/2007	WD	Q	I	01	100
GRANTOR: CAROLYN L CHAPPEL (FK)						
GRANTEE: WAYNE N DESMARAIS (

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2008
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026
5	0040	BARN, POLE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026

TOTAL OB/XF													15,800				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT					
1	0201	C	MOD HOME	100		A-1	0.00	0.00	5.01	AC		1.00					

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S29 E76 N29\$.												

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	0201	C	MOD HOME	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							