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

2027

19-6S-16-03869-102

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 90
Interior Floo	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

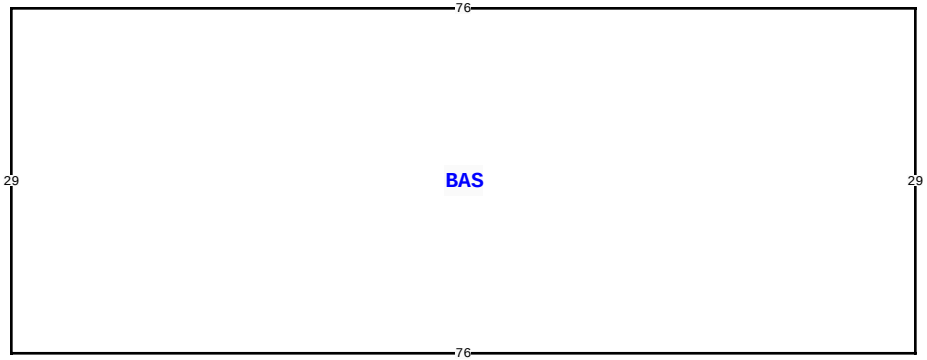
NEIGHBORHOOD/LOC 19616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100		2,204	132,069
TOTALS	2,204			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
0210	02	2,204	115.9000	108.95	240,126	2005	2005	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2006 Heated Area: 2204 HX Base Yr 2006



265 SW LENOX GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

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		62,098
ASSESSED VALUE		150,901
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,490
TOTAL JUST VALUE		212,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,999

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 (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S29 E76 N29$.

LAND DESCRIPTION

TOTAL OB/XF 15,800

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	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							

REVIEW DATE 05/15/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/16/2026 BY SYS