

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

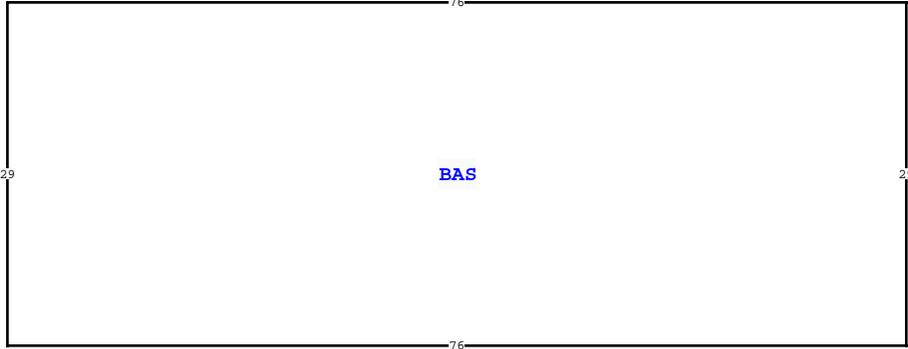
2026

19-6S-16-03869-102



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL SID	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	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	131,160	
TOTALS	2,204			2,204	131,160	

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			



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				131,160	
TOTAL MARKET OB/XF VALUE				8,600	
TOTAL LAND VALUE - MARKET				65,130	
TOTAL MARKET VALUE				204,890	
SOH/AGL Deduction				65,584	
ASSESSED VALUE				139,306	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				87,895	
TOTAL JUST VALUE				204,890	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				185,726	
SALE:1:1: 10.02 AC					

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 (						

BLD DATE		LGL DATE	05/06/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0294	SHED WOOD/	0	100	0	0		0.00	100	2008	2008	3	100	1,600	
2	9945	Well/Sept	0	100	0	0		7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S29 E76 N29\$.	

LAND DESCRIPTION																	TOTAL OB/XF							8,600						
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													