BEG SW COR OF NE1/4 OF NW1/4, RU
E 458.50 FT, S 951.88 FT, W 458.
330.65 FT TO POB. (AKA LOT 4 ICH

MCCULLOUGH NITAYA
352 SW LENOX GLN
FORT WHITE, FL 32038

2027

19-6S-16-03869-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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
Quality	05	05

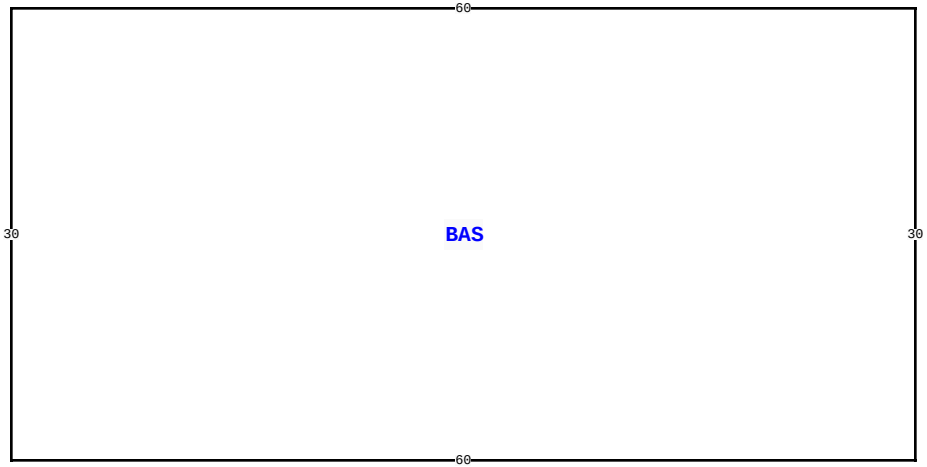
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	180,273
TOTALS	1,800			1,800	180,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	121.0000	112.53	202,554	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1800 HX Base Yr 2020



358 SW LWNOX 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	50.00	50.00	100	2026	2025		100	50	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		306,698
TOTAL MARKET OB/XF VALUE		18,150
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		434,958
SOH/AGL Deduction		93,501
ASSESSED VALUE		341,457
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		285,046
TOTAL JUST VALUE		434,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,213

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044266	Mobile Home		04/25/2022
37895	M H	652	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0434	11/20/2018	QC	U	V	11	100
GRANTOR: DONALD & BOONROD MAYH						
GRANTEE: DWAYNE H & NITAYA M						
1347/0994	10/31/2017	WD	U	V	11	100
GRANTOR: DWAYNE H MCCULLOUGH &						
GRANTEE: DONALD & BOONROD MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 18,150

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		A-1	0.00	0.00	6.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,110							
2	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 05/15/2026 BY AJ Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NE1/4 OF NW1/4, RU
E 458.50 FT, S 951.88 FT, W 458.
330.65 FT TO POB. (AKA LOT 4 ICH

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352 SW LENOX GLN
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2027

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BUILDING CHARACTERISTICS

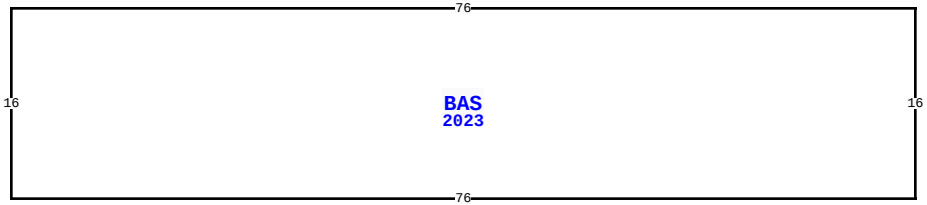
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Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M 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	1,216	100	2023	1,216	126,425
TOTALS	1,216			1,216	126,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,216	114.0000	109.44	133,079	2022	2022	0	0	0	5.00	95.00

2 MANUF 2 0% - 2023 Heated Area: 1216 HX Base Yr 2020



358 SW LWNOX GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: DWAYNE H MCCULLOUGH &						
GRANTEE: DONALD & BOONROD MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,18] E76 S16 W76 N16 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/15/2026 BY AJ Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/16/2026 BY SYS