LOT 1 HERNDON ACRES S/D.

851-880, 1042-2509, WD 1057-2384

OWENS DAVID
132 SW TEXAS LN
FORT WHITE, FL 32038

2027

19-6S-16-03876-101

BUILDING CHARACTERISTICS

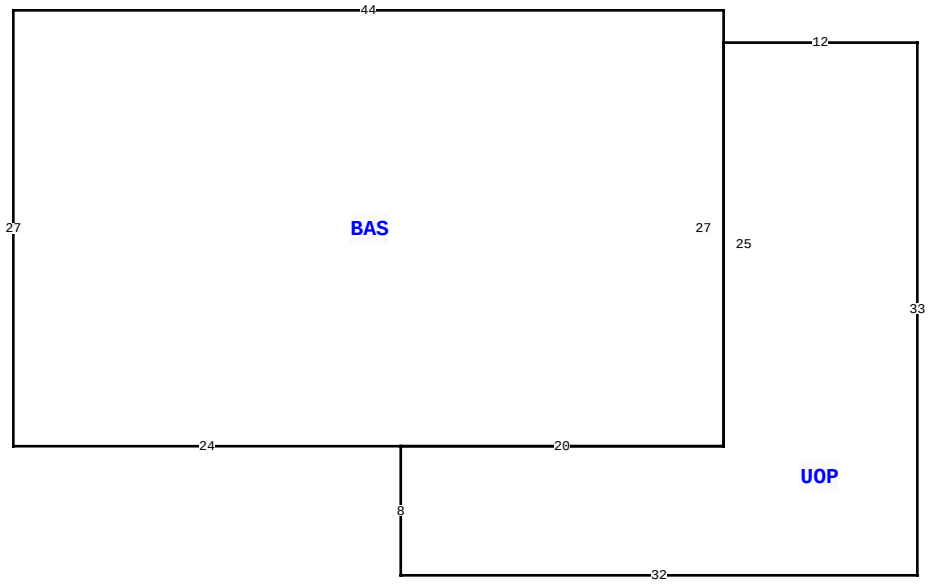
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 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	19616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	69,274
UOP	556	25		139	8,105
TOTALS	1,744			1,327	77,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,327	114.0000	106.02	140,689	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2009 Heated Area: 1188 HX Base Yr 2009



296 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
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	77,379
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	109,579
SOH/AGL Deduction	49,035
ASSESSED VALUE	60,544
TOTAL EXEMPTION VALUE	HX HB SX 60,544
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	109,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,411

LAND:1:1: 2.22 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19760	M H	125	07/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/144	8/14/2026	WD	Q	I	01	160,000
GRANTOR: KOPMAN PAUL						
GRANTEE: OWENS DAVID						
1525/1477	10/17/2024	LE	U	I	14	100
GRANTOR: ARNOLD MELVIN (ENH LI						
GRANTEE: KOPMAN PAUL (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E24 UOP= S8 E32 N33 W12 S25 W20$ E20 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/15/2026 BY AJ Total Acres: 2.21 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS