COMM AT PROVEN NE COR OF SEC 24-
150.74 FT TO NW COR SEC 19-7S-17
1111.14 FT TO S R/W ABANDONED SC

MORSE DEBORAH A/MORSE DONNA I
155 SW GUERNSEY WAY
FORT WHITE, FL 32038

2027

19-7S-17-10025-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 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		3 100
Bathrooms		2 100
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

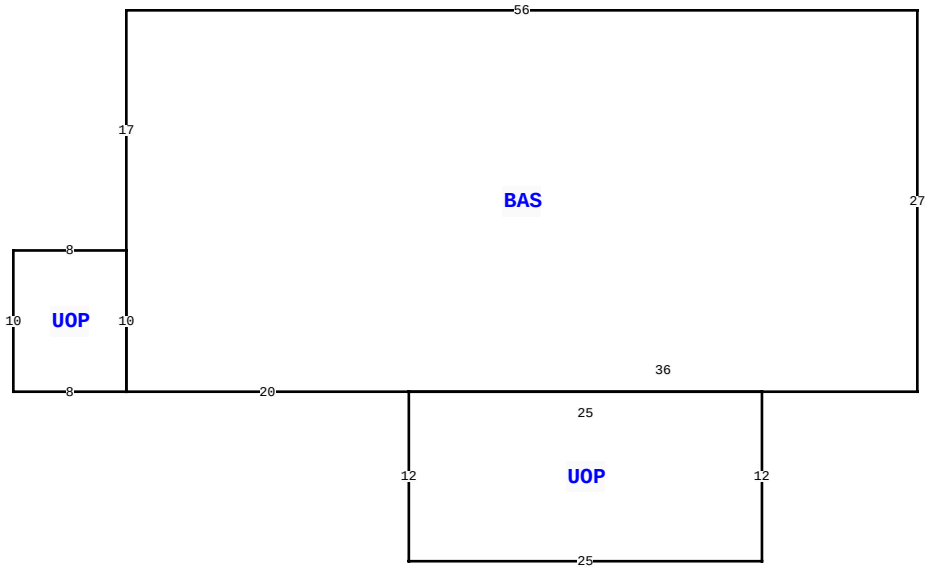
NEIGHBORHOOD/LOC 19717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	84,224
UOP	80	25		20	1,114
UOP	300	25		75	4,178
TOTALS	1,892			1,607	89,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,607	108.9000	101.28	162,757	1990	1990	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1512 HX Base Yr 2025



155 SW GUERNSEY WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,516
TOTAL MARKET OB/XF VALUE	15,280
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	214,906
SOH/AGL Deduction	75,866
ASSESSED VALUE	139,040
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	87,629
TOTAL JUST VALUE	214,906
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,870

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053141	Remodel	30,000	05/19/2025
000050643	Right-of-Way Acce		08/23/2024
000046503	Roof Replacement	8,974	02/13/2023
8420	M H	125	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1955	2/21/2026	QC	U	I	11	100,000
GRANTOR: MORSE ALISON MERYL						
GRANTEE: MORSE DEBORAH A						
1517/933	6/13/2024	WD	Q	I	01	280,000
GRANTOR: STARK JOHN W JR						
GRANTEE: MORSE ALISON MERYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S17 UOP= W8 S10 E8 N10$ S10 E20 UOP= S12 E25 N12 W25$ E36 N27$.

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	12	12	144.00	UT	7.50	7.50	100	2003	2003	3	100	1,080	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,280

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	0102	C	SFR/MH	100		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 04/15/2026 BY robin Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS