COMM SE COR, RUN W 515.46 FT TO NW ALONG R/W 1600 FT FOR POB, CO FT, NE 550 FT, SE 398.07 FT, SW

LABRIE MICHAEL J/LABRIE LYNDA A
165 SW BENJAMIN PLACE
FORT WHITE, FL 32038

2027

19-7S-17-10026-006

BUILDING CHARACTERISTICS

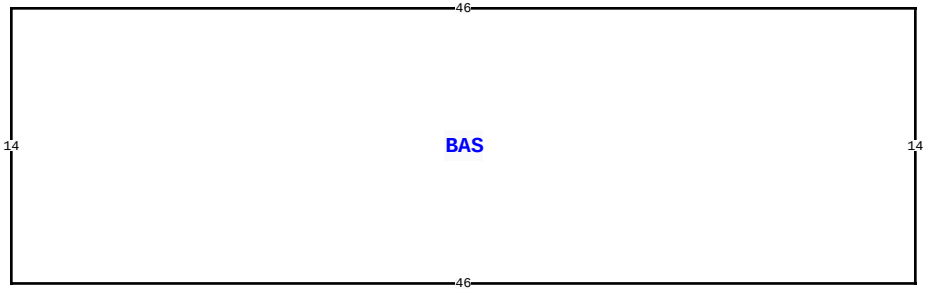
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	19717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	13,122
TOTALS	644			644	13,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	84.9000	50.94	32,805	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2017 Heated Area: 644 HX Base Yr 2017



165 SW BENJAMIN PL, 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	2017	2017	3	100	400	
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		13,122
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		70,070
TOTAL MARKET VALUE		90,592
SOH/AGL Deduction		43,483
ASSESSED VALUE		47,109
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		22,109
TOTAL JUST VALUE		90,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		90,592

PRMT:1:1: 14X60

XFOB:1:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6952	M H	60	03/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0838	12/28/2016	WD	Q	I	01	49,500
GRANTOR: SHARON FLACK (UNREMAR						
GRANTEE: MICHAEL J & LYNDA A						
1154/2762	7/10/2008	WD	Q	I		72,000
GRANTOR: TERRY UNDERWOOD						
GRANTEE: TERRY & SHARON FLAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	5.39	AC		1.00	1.00	1.00	13,000.00	13,000.00	70,070							

REVIEW DATE 12/13/2017 BY BC Total Acres: 5.39 Total Land Value: 70,070 Market: 0 Agricultural: 0 Common: 70,070 PRINTED 11/17/2026 BY SYS