

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

2026

19-7S-17-10026-006



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			
1	MOBILE HME	100%	2017		32,805	1993	1993	0	0	60.00	40.00	Heated Area: 644 HX Base Yr 2017		
<div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> <div style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%);">46</div> <div style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -50%);">46</div> <div style="position: absolute; left: -10px; top: 50%; transform: translateY(-50%);">14</div> <div style="position: absolute; right: -10px; top: 50%; transform: translateY(-50%);">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>														
165 SW BENJAMIN PL, 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				13,122	
TOTAL MARKET OB/XF VALUE				7,400	
TOTAL LAND VALUE - MARKET				70,070	
TOTAL MARKET VALUE				90,592	
SOH/AGL Deduction				44,855	
ASSESSED VALUE				45,737	
TOTAL EXEMPTION VALUE				25,000	
BASE TAXABLE VALUE				20,737	
TOTAL JUST VALUE				90,592	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				74,422	
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\$.

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	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,400																

LAND DESCRIPTION																								
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	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							