

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	13,779
TOTALS	644			644	13,779

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		34,448	1993	1993	0	0	60.00	40.00	
				Heated Area: 644				HX Base Yr 2017				

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,779
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			70,070
TOTAL MARKET VALUE			91,249
SOH/AGL Deduction			45,512
ASSESSED VALUE			45,737
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			20,737
TOTAL JUST VALUE			91,249
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						

EXTRA FEATURES																
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	

BUILDING NOTES			
165 SW BENJAMIN PL, FORT WHITE			

BUILDING DIMENSIONS												
BAS= W46 S14 E46 N14\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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								