N1/2 OF SE1/4 OF SE1/4 OF SE1/4
2.04 AC DESC IN ORB 1016-2667 &
IN WD 1532-826.

ASH MELISSA
202 SW LENVIL LN
FORT WHITE, FL 32038

2027

20-5S-16-03667-021

BUILDING CHARACTERISTICS

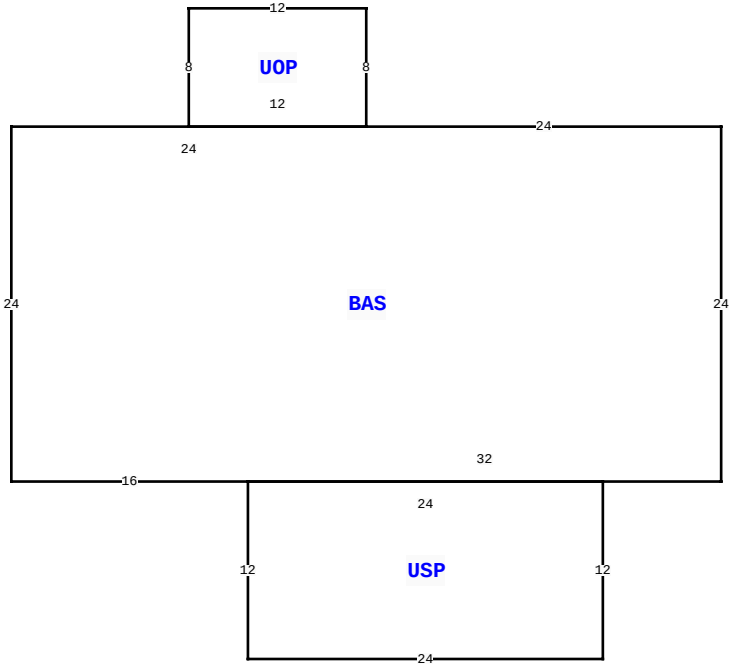
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	17,464
UOP	96	25		24	364
USP	288	35		101	1,531
TOTALS	1,536			1,277	19,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,277	63.1720	37.90	48,398	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1152 HX Base Yr



167 SW CLARK GLN, 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	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	19,359
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	20,340
TOTAL MARKET VALUE	47,699
SOH/AGL Deduction	3,256
ASSESSED VALUE	44,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,443
TOTAL JUST VALUE	47,699
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,699

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/828	1/27/2025	WD	U	I	11	100

GRANTOR: KELM MARK

GRANTEE: ASH MELISSA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N8 W12 S8 E12$W24 S24 E16 USP= S12 E24 N12 W24$ E32 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0.47	AC		1.00	1.00	1.00	18,000.00	18,000.00	8,460							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.66	AC		1.00	1.00	1.00	18,000.00	18,000.00	11,880							

REVIEW DATE 03/05/2026 BY KS Total Acres: 1.13 Total Land Value: 20,340 Market: 0 Agricultural: 0 Common: 20,340 PRINTED 11/17/2026 BY SYS