SW1/4 OF NE1/4.

840-156, 845-763, 870-2393, 872-

CLARY NANCY L
1040 SW RAMBLING CT
FORT WHITE, FL 32038

2027

20-6S-16-03891-000

BUILDING CHARACTERISTICS

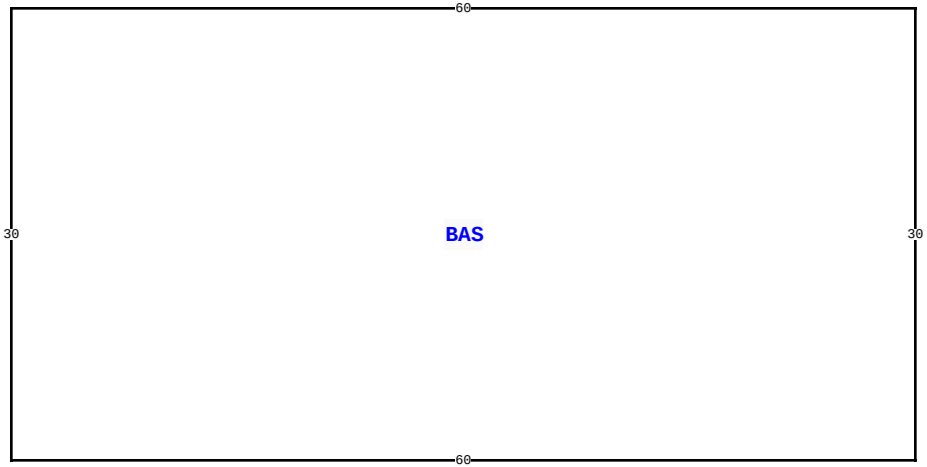
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	20616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	135,379
TOTALS	1,800			1,800	135,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.9000	105.93	190,674	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2000 Heated Area: 1800 HX Base Yr 2000



1040 SW RAMBLING CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	1999	1999	3	100	800	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,000	
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	600.00	600.00	100	2026	2025		100	600	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	135,379
TOTAL MARKET OB/XF VALUE	12,600
TOTAL LAND VALUE - MARKET	240,000
TOTAL MARKET VALUE	387,979
SOH/AGL Deduction	187,066
ASSESSED VALUE	200,913
TOTAL EXEMPTION VALUE	98 HX HB WX 200,913
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	387,979
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	389,435

SALE:1:1: 67 ACRES TOTAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30672	M H	0	12/17/2012
15699	M H	125	06/24/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0572	3/15/2013	QC	U	I	11	100
GRANTOR: THOMAS H CLARY 11						
GRANTEE: THOMAS H CLARY 11 &						
1251/0522	3/15/2013	QC	U	I	11	100
GRANTOR: THOMAS H CLARY 11						
GRANTEE: THOMAS H CLARY 11 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,600

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	40.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	240,000							

REVIEW DATE 05/18/2026 BY AJ Total Acres: 40.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 11/17/2026 BY SYS