BEG NE COR OF S1/2 OF GOV'T LOT
271.10 FT, RUN S 43 DG W 1120.26
R/W CR-138, RUN NW'RLY ALONG R/W

MCQUAIG TRACY DELL/MCQUAIG KAREN
6085 SW COUNTY RD 138
FORT WHITE, FL 32038

2027

20-7S-16-04264-001

BUILDING CHARACTERISTICS

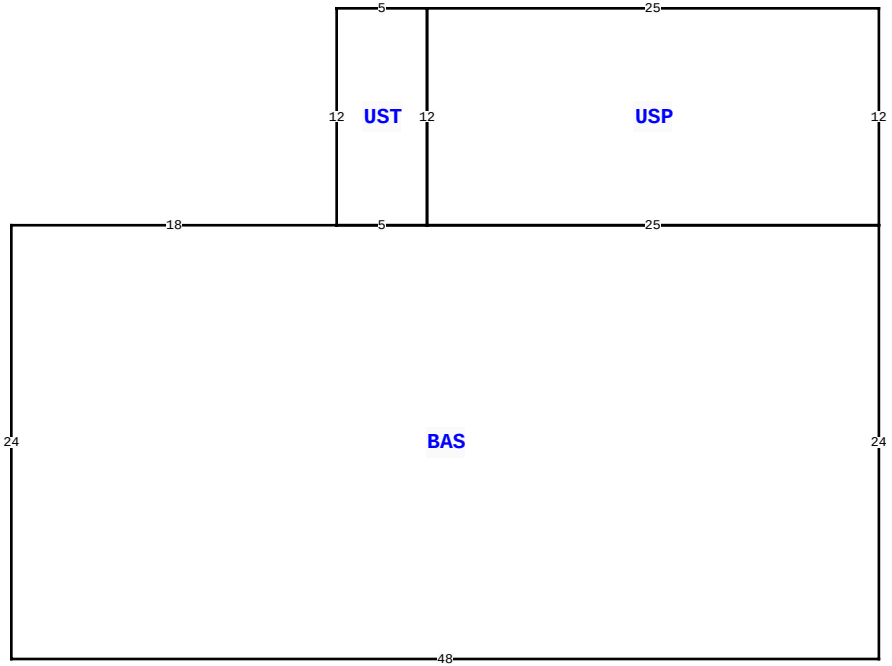
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	25,109
USP	300	35		105	2,288
UST	60	45		27	588
TOTALS	1,512			1,284	27,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,284	90.8100	54.49	69,965	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2004 Heated Area: 1152 HX Base Yr 2004



6085 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,986
TOTAL MARKET OB/XF VALUE	18,300
TOTAL LAND VALUE - MARKET	86,940
TOTAL MARKET VALUE	133,226
SOH/AGL Deduction	86,660
ASSESSED VALUE	46,566
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	21,566
TOTAL JUST VALUE	133,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8502	M H	125	06/16/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1288	7/06/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: MCQUAIG TRACEY D						
1428/1952	1/19/2021	QC	U	I	30	100
GRANTOR: MCQUAIG TRACY						
GRANTEE: MCQUAIG TRACY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S24 E48 N24 USP= N12 W25 S12 E25$ W25 UST= N12W5 S12 E5$ W5$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
8	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
10	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 18,100

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	5.54	AC		1.00	1.00	1.00	10,500.00	10,500.00	58,170							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.74	AC		1.00	1.00	1.00	10,500.00	10,500.00	28,770							

REVIEW DATE 07/02/2015 BY DF Total Acres: 8.28 Total Land Value: 86,940 Market: 0 Agricultural: 0 Common: 86,940 PRINTED 11/17/2026 BY SYS

BEG NE COR OF S1/2 OF GOV'T LOT
271.10 FT, RUN S 43 DG W 1120.26
R/W CR-138, RUN NW'RLY ALONG R/W

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FORT WHITE, FL 32038

2027

20-7S-16-04264-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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

REVIEW DATE 07/02/2015 BY DF Total Acres: 8.28 Total Land Value: 86,940 Market: 0 Agricultural: 0 Common: 86,940 PRINTED 11/17/2026 BY SYS