

BEG NW COR OF S1/2 OF GOVT LOT 2  
 FT, S 287.23 FT, W 334.72 FT, N  
 FT, N 140.73 FT TO POB.

POLLACK MATTHEW A  
 6153 SW COUNTY ROAD 138  
 FORT WHITE, FL 32038

2026

20-7S-16-04264-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	20716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	
TOTALS	1,890		116,798

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1890			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>												
BLD DATE				XF DATE				LGL DATE				
6153 SW COUNTY ROAD 138				, FORT WHITE				04/07/2025 MLU				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		116,798	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		41,440	
TOTAL MARKET VALUE		165,238	
SOH/AGL Deduction		0	
ASSESSED VALUE		165,238	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		165,238	
TOTAL JUST VALUE		165,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		165,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041972	Mobile Home		05/20/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1343	1/18/2021	QC	U	V	11	100
GRANTOR: MCQUAIG DANIEL R						
GRANTEE: POLLACK MATTHEW A						
0960/2361	8/19/2002	WD	Q	V	06	8,500
GRANTOR: SHARON BROWN ETAL						
GRANTEE: D MCQUAIG (FAMILY T						

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	9945	Well/Sept	0	0	0	0		7,000.00	100			3	100	7,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=18,12] E70 S27 W70 N27 \$	

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	0		A-1	0.00	0.00	2.96	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,440							