LOT 12 COLUMBIA CITY HOMESITES U
859-317, 973-652, QC 1327-672, W

GARWOOD ROLAND/GARWOOD FRANCES REAGAN
115 SW VIOLA DR
FORT WHITE, FL 32038

2027

22-5S-16-03693-112

BUILDING CHARACTERISTICS

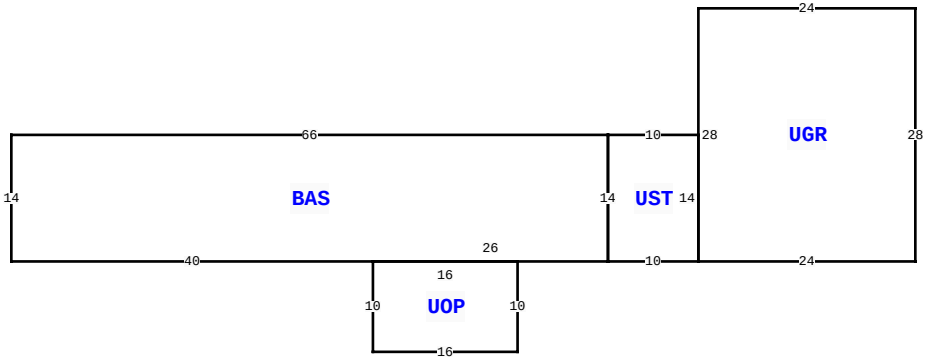
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	54,779
UGR	672	45		302	17,904
UOP	160	25		40	2,372
UST	140	45		63	3,735
TOTALS	1,896			1,329	78,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,329	115.9000	107.79	143,253	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 924 HX Base Yr 2023



115 SW VIOLA DR, 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	78,789
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	100,489
SOH/AGL Deduction	29,870
ASSESSED VALUE	70,619
TOTAL EXEMPTION VALUE	HX HB DX SX 70,619
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	100,489
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046775	Solar Power Syste	26,048	03/20/2023
17352	M H	125	08/23/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/328	12/14/2022	WD	U	I	11	0
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: GARWOOD ROLAND						
1467/2245	5/07/2022	WD	Q	I	01	89,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: GARWOOD ROLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E40 UOP= S10 E16 N10 W16$ E26 UST= E10 UGR= E24 N28 W24 S28$ N14 W10 S14$ N14$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,500.00	12,500.00	12,500							

REVIEW DATE 03/03/2026 BY KS Total Acres: 0.50 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/16/2026 BY SYS