SW1/4 OF SE1/4 OF NW1/4.

ORB 418-184, 761-1657,

CLARK KATHY
469 SW GRANDPA WAY
FORT WHITE, FL 32038

2027

22-7S-16-04285-002

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		2 100
Bathrooms		4 100
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

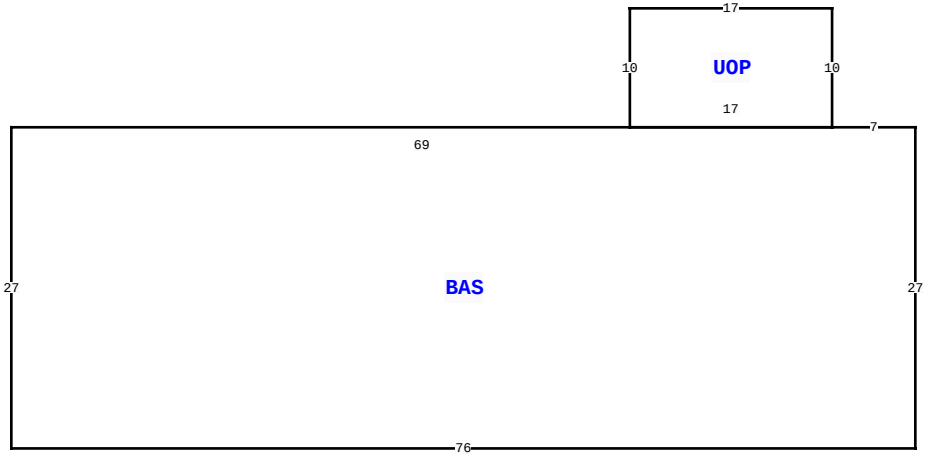
NEIGHBORHOOD/LOC 22716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	119,552
UOP	170	25		42	2,447
TOTALS	2,222			2,094	121,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,094	113.9000	105.93	221,817	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2002 Heated Area: 2052 HX Base Yr 2002



469 SW GRANDPA WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
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	0.00	0.00	100	2010	2010	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,999
TOTAL MARKET OB/XF VALUE		8,550
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		240,549
SOH/AGL Deduction		140,279
ASSESSED VALUE		100,270
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		43,859
TOTAL JUST VALUE		240,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,863

SALE:1:1: NO RESPONCE TO INQUIRY - SALE UNREAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0918/1088	12/12/2000	WD	Q	V	02	100
GRANTOR: WANDA & JIMMY BOSTIC						
GRANTEE: KATHY CLARK						
0761/1657	7/02/1992	WD	U	V	12	3,800
GRANTOR: PAULA PARRISH						
GRANTEE: WANDA PARRISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N10 W17 S10 E17$ W69 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,550

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	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 09/08/2026 BY AJ Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS