

BEG AT SE COR SEC, RUN W 200 FT,
716.85 FT TO S LINE OF N1/2 OF S
RUN E 468.29 FT TO E LINE OF SEC

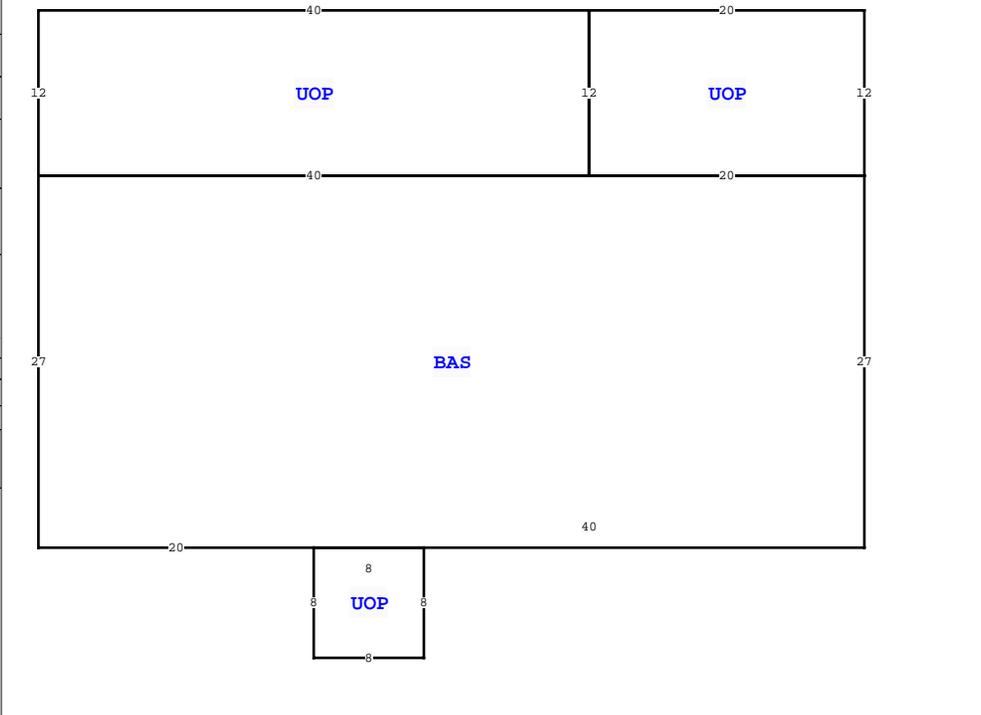
JOU JAMES SIMON
357 SW NORMANDY DR
FT WHITE, FL 32038

2026

23-7S-16-04303-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,816	102.5100	64.58	117,277	1998	1998	0	0	60.00	40.00



Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	23716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	41,848
UOP	64	25		16	413
UOP	240	25		60	1,550
UOP	480	25		120	3,100
TOTALS	2,404			1,816	46,911

357 SW NORMANDY DR, FORT WHITE

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

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	UT	7.50	7.50	70	1998	1998	3	70	840	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	8	10	UT	7.50	7.50	70	1998	1998	3	70	420	
5	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	600	

LAND DESCRIPTION																								
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	100		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	46,911			
TOTAL MARKET OB/XF VALUE	10,060			
TOTAL LAND VALUE - MARKET	65,260			
TOTAL MARKET VALUE	122,231			
SOH/AGL Deduction	0			
ASSESSED VALUE	122,231			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	70,820			
TOTAL JUST VALUE	122,231			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	104,941			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13423	M H	125	12/17/1997
12401	M H	125	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/956	2/04/2022	QC	U	I	11	100

GRANTOR: JOU MARTHA
GRANTEE: JOU JAMES SIMON

1459/957	9/24/2021	PB	U	I	18	0
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GRANTOR: CLERK OF COURT
GRANTEE: JOU JAMES SIMON

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S27 E20 UOP= S8 E8 N8 W8\$ E40 N27 UOP= N12 W20 S12 E20\$ W20\$ UOP= N12 W40 S12 E40\$.