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

2027

23-7S-16-04303-003

BUILDING CHARACTERISTICS

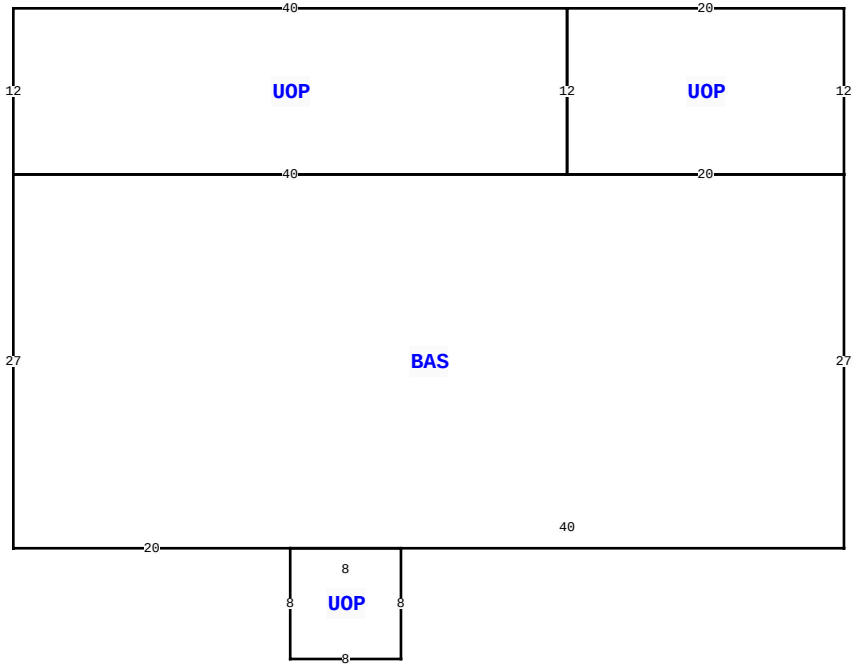
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	39,858
UOP	64	25		16	394
UOP	240	25		60	1,476
UOP	480	25		120	2,952
TOTALS	2,404			1,816	44,681

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	61.51	111,702	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2026 Heated Area: 1620 HX Base Yr 2026



357 SW NORMANDY DR, 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	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	70	1998	1998	3	70	840	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	70	1998	1998	3	70	420	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		44,681
TOTAL MARKET OB/XF VALUE		10,060
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		120,001
SOH/AGL Deduction		0
ASSESSED VALUE		120,001
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,590
TOTAL JUST VALUE		120,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,001

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
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$.

LAND DESCRIPTION

TOTAL OB/XF 10,060

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		00	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 07/09/2015 BY DF Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS