

COMM NW COR OF SW1/4 OF NE1/4, R
E R/W SHILOH CHURCH RD, S ALONG
FOR POB, RUN E 1303.44 FT, S 334

TAYLOR VICKY B
965 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

24-7S-16-04309-001
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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	02	02	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,612	100	
UOP	744	25	
TOTALS	2,356		1,798 41,210

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2016		Heated Area: 1612					HX Base Yr	2016
963 SW SPIRIT AVE, FORT WHITE											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/06/2026		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,973
TOTAL MARKET OB/XF VALUE			10,050
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			172,133
SOH/AGL Deduction			84,786
ASSESSED VALUE			87,347
TOTAL EXEMPTION VALUE	HX HB		44,743
BASE TAXABLE VALUE			42,604
TOTAL JUST VALUE			172,133
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			157,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/1871	4/17/2015	WD U	I	I	37	31,200
GRANTOR: RAYMOND PICKETT						
GRANTEE: VICKY B TAYLOR (MAR)						
1290/2632	3/10/2015	WD U	I	I	12	29,000
GRANTOR: CR HOMES LLC						
GRANTEE: RAYMOND PICKETT						

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	0080	DECKING	0	100	0	0		0.00	100	2010	2010	3	100	50	
2	9945	Well/Sept	0	100	0	0		7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0		3,000.00	100			3	100	3,000	
TOTAL OB/XF 10,050															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W62 S26 UOP= S12 E62 N12 W62\$ E62 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF 10,050												
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		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

