

W1/2 OF NW1/4 OF NE1/4 OF NE1/4.
908-1687, 963-815, CT 1261-1298,

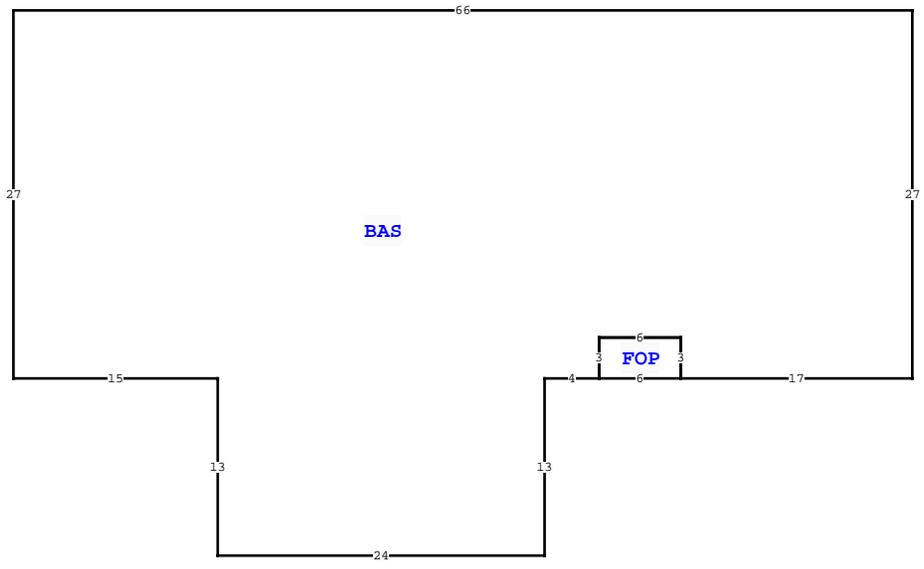
WOCKENFUSS JOSHUA/WOCKENFUSS BECKY
181 SW HIDDEN CT
FORT WHITE, FL 32038

2026

24-7S-16-04310-012
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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
Architectural	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			02
NEIGHBORHOOD/LOC	24716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,076	100	
FOP	18	35	
TOTALS	2,094		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	2,082	115.9000	117.06	243,719	2003	2015	0	0	21.00	79.00
1 MANUF 2 100% - 2024 Heated Area: 2076 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,538
TOTAL MARKET OB/XF VALUE			8,250
TOTAL LAND VALUE - MARKET			65,260
TOTAL MARKET VALUE			266,048
SOH/AGL Deduction			7,207
ASSESSED VALUE			258,841
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			207,430
TOTAL JUST VALUE			266,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046464	Roof Replacement	10,000	02/07/2023
20301	M H	125	01/08/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/2057	1/25/2023	WD	Q	I	01	275,000
GRANTOR: TRICE BRADLEY						
GRANTEE: WOCKENFUSS JOSHUA						
1294/2024	5/15/2015	WD	U	I	12	67,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: BRADLEY & MELINDA T						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0296	SHED METAL	0.00
2	0190	FPLC PF	1,200.00
3	9945	Well/Sept	7,000.00

TOTAL OB/XF												8,250				
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	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2010	2010	3	100	50	
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S27 E15 S13 E24 N13 E4 FOP= E6 N3 W6 S3\$ N3 E6 S3 E17 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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			0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							