SW1/4 OF SE1/4, EX W 796.03 FT & SE1/4 OF OF SE1/4 AS LIES W OF U THE S 924 FT.

GENTRY STEVEN/GENTRY LAUREN
580 SW UNITY CT
FORT WHITE, FL 32038

2026

24-7S-16-04314-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

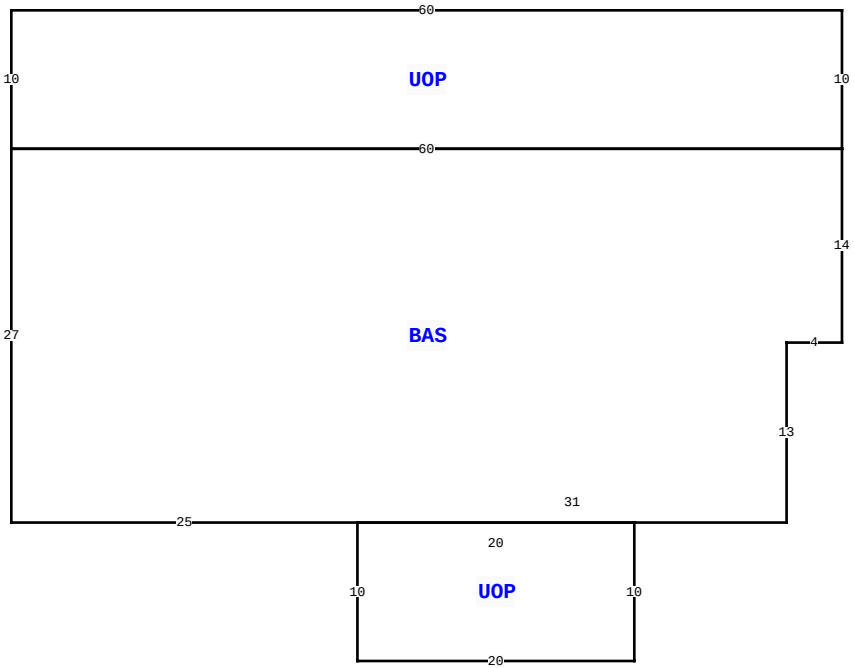
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	107,369
UOP	200	25		50	3,424
UOP	600	25		150	10,271
TOTALS	2,368			1,768	121,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	129.6900	124.50	220,116	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 50% - 2022 Heated Area: 1568 HX Base Yr 2022



580 SW UNITY CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,064
TOTAL MARKET OB/XF VALUE		19,750
TOTAL LAND VALUE - MARKET		63,700
TOTAL MARKET VALUE		204,514
SOH/AGL Deduction		59,203
ASSESSED VALUE		145,311
TOTAL EXEMPTION VALUE	HA HAB	45,162
BASE TAXABLE VALUE		100,149
TOTAL JUST VALUE		204,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047219	Mobile Home		05/11/2023
13823	M H	125	03/30/1998
9133	M H	125	12/05/1994
7510	M H	25	08/23/1993
7499	M H	60	08/18/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/1253	6/29/2020	WD	Q	I	01	145,900
GRANTOR: PENNY MARIE CASON & L						
GRANTEE: STEVEN & LAUREN GEN						
1060/0321	9/20/2005	WD	Q	I		90,000
GRANTOR: ALAN D CASON & CANDAC						
GRANTEE: PENNY WITT & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E25 UOP= S10 E20 N10 W20$ E31 N13 E4 N14 UOP= N10 W60 S10 E60$.

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	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
5	9947	Septic	0	50	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0210	GARAGE U	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,500	
7	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	250	
8	9946	Well	0	50	0	0	1.00	UT	4,000.00	4,000.00	100	2024	2023		100	4,000	
9	0081	DECKING WI	0	50	0	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

LAND DESCRIPTION

TOTAL OB/XF 19,750

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	50		A-1	0.00	0.00	4.90	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,700							

REVIEW DATE 11/15/2023 BY JB Total Acres: 4.90 Total Land Value: 63,700 Market: 0 Agricultural: 0 Common: 63,700 PRINTED 05/12/2026 BY SYS