(AKA LOT 12 BUCKHEAD WOODS UNREC
BEG NE COR OF W1/2 OF SE1/4, RUN
920.03 FT TO A PT ON E R/W OF BU

JOYCE JACQUELINE C
171 SW MYSTIC WAY
FORT WHITE, FL 32038

2027

25-5S-16-03716-112

BUILDING CHARACTERISTICS

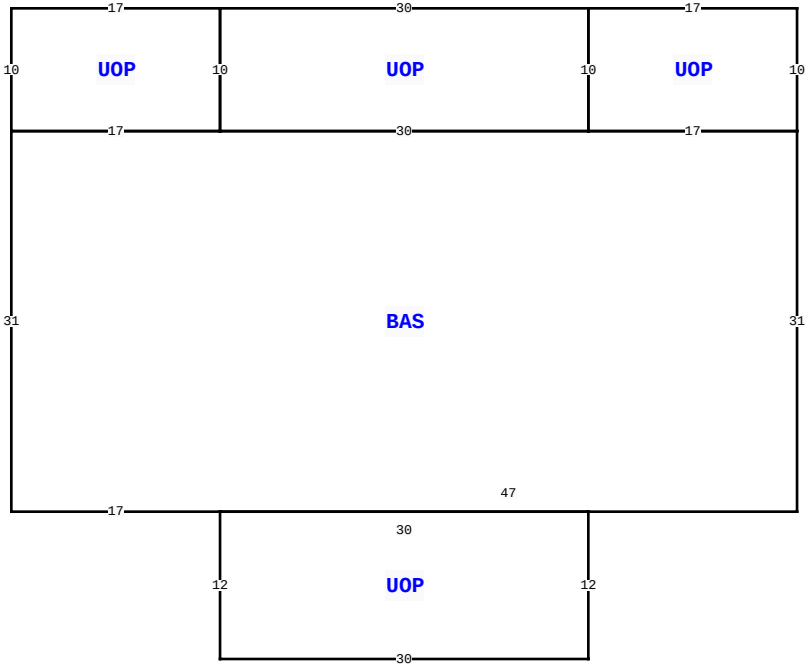
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	117,620
UOP	170	25		42	2,490
UOP	170	25		42	2,490
UOP	300	25		75	4,446
UOP	360	25		90	5,336
TOTALS	2,984			2,233	132,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,233	115.9000	107.79	240,695	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1984 HX Base Yr 2005



175 SW MYSTIC WAY, FORT WHITE

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

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	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	12	28	336.00	UT	5.00	5.00	100	2004	2004	3	100	1,680	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2004	2004	3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
10	0060	CARPORT F	0	100	14	30	420.00	UT	3.50	3.50	100	2009	2009	3	100	1,470	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,382
TOTAL MARKET OB/XF VALUE	29,503
TOTAL LAND VALUE - MARKET	118,030
TOTAL MARKET VALUE	279,915
SOH/AGL Deduction	135,682
ASSESSED VALUE	144,233
TOTAL EXEMPTION VALUE	HX HB SX WX 106,411
BASE TAXABLE VALUE	37,822
TOTAL JUST VALUE	279,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049635	Roof Replacement	22,950	04/16/2024
000043628	Mobile Home		02/01/2022
21708	M H	357	04/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2061	12/31/2024	LE	U	I	14	100
GRANTOR: JOYCE WILLIAM R						
GRANTEE: JOYCE WILLIAM R (EN						
1212/1950	4/07/2011	QC	U	I	11	100
GRANTOR: JANICE GAIL CUNDY						
GRANTEE: WILLIAM RANDALL JOY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N10 W30 S10 E30$ W30 UOP= N10 W17 S10 E17$ W17 S31 E17 UOP= S12 E30 N12 W30$ E47 N31$ UOP= N10 W17 S10 E17$.

LAND DESCRIPTION

TOTAL OB/XF 16,350

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		A-1	0.00	0.00	10.73	AC		1.00	1.00	1.00	11,000.00	11,000.00	118,030							

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.73 Total Land Value: 118,030 Market: 0 Agricultural: 0 Common: 118,030 PRINTED 11/17/2026 BY SYS

(AKA LOT 12 BUCKHEAD WOODS UNREC
BEG NE COR OF W1/2 OF SE1/4, RUN
920.03 FT TO A PT ON E R/W OF BU

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FORT WHITE, FL 32038

2027

25-5S-16-03716-112

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25516.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
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TOTAL JUST VALUE		279,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	18	30	540.00	UT	5.00	5.00	100	2009	2009	3	100	2,700	
12	0060	CARPORT F	0	100	31	18	558.00	UT	3.50	3.50	100	2009	2009	3	100	1,953	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
14	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
15	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
16	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,153

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

REVIEW DATE 03/10/2026 BY KS Total Acres: 10.73 Total Land Value: 118,030 Market: 0 Agricultural: 0 Common: 118,030 PRINTED 11/17/2026 BY SYS