LOT 3 ARROW HEAD ACRES S/D.

801-216

WILDMON JOHN C/WILDMON DORIS
1172 SW BEAVER STREET
FORT WHITE, FL 32038

2027

25-6S-16-03935-003

BUILDING CHARACTERISTICS

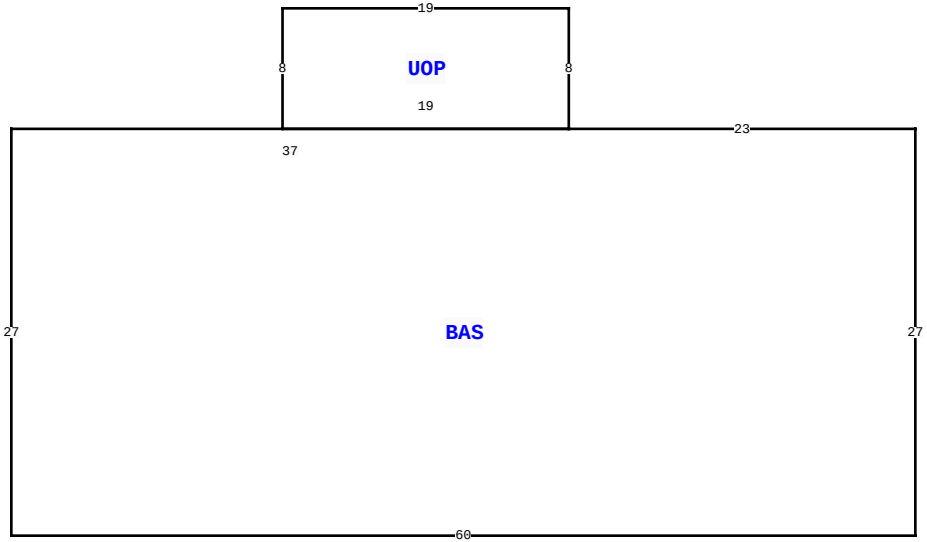
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	25616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
UOP	152	25		38	1,057
TOTALS	1,772			1,658	46,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,658	115.9000	69.54	115,297	1995	1994	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1620 HX Base Yr



1172 SW BEAVER ST, 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	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
2	0060	CARPORT F	0	100	18	20	1.00	UT	1,260.00	1,260.00	100	2021	2021		100	1,260	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	8	20	1.00	UT	1,600.00	1,600.00	100	2021	2021		100	1,600	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	10	18	1.00	UT	1,620.00	1,620.00	100	2021	2021		100	1,620	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		46,119
TOTAL MARKET OB/XF VALUE		14,980
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		126,099
SOH/AGL Deduction		52,377
ASSESSED VALUE		73,722
TOTAL EXEMPTION VALUE	HX HB	35,877
BASE TAXABLE VALUE		37,845
TOTAL JUST VALUE		126,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,099

BLDG:2:1: HOM MH

BLDG:1:1: NEWM MH

XFOB:1:1: NEWMAN M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41417	UPGRADE		02/26/2021
9164	PUMP/UTPOL	30	12/12/1994
7539	M H	60	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0801/0216	1/24/1995	WD	U	I	12	14,000
GRANTOR: DLC CATTLE						
GRANTEE: JOHN C & DORIS M WI						
0556/0090	12/01/1984	AG	Q	V	01	14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N8 W19 S8 E19$ W37 S27 E60 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,980

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	0102	C	SFR/MH	100		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 05/29/2026 BY AJ Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS