LOTS 4 & 5 ARROW HEAD ACRES.

642-287-292, 789-1885, 792-1319,

BAILEY CHARLES JR/BAILEY JOLENE
1310 SW BEAVER ST
FORT WHITE, FL 32038

2027

25-6S-16-03935-004

BUILDING CHARACTERISTICS

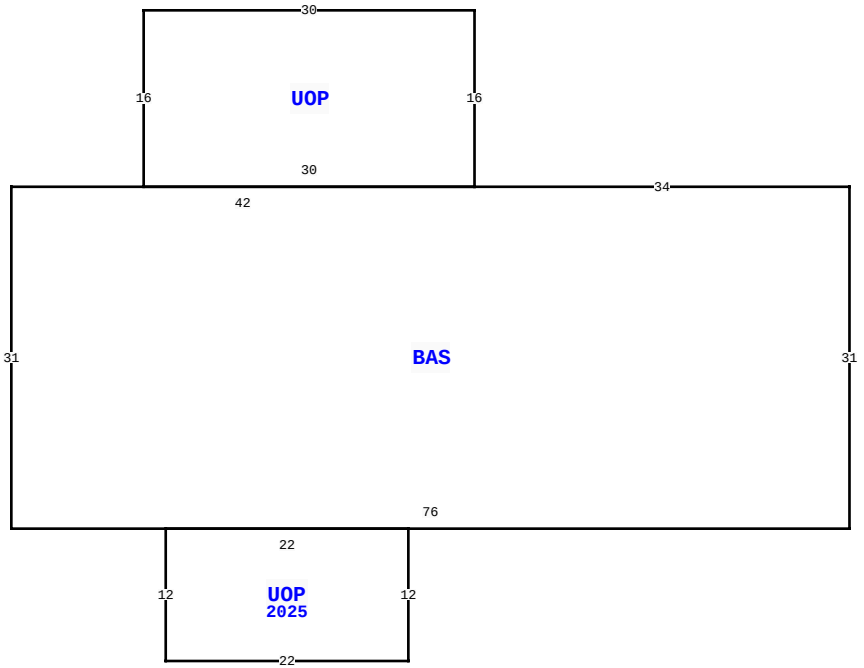
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	2,356	100		2,356	209,055
UOP	480	25		120	10,648
UOP	264	25	2025	66	5,856
TOTALS	3,100			2,542	225,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,542	117.0000	112.32	285,517	2007	2015	0	0	0	21.00	79.00

1 MANUF 2 100% - 2025 Heated Area: 2356 HX Base Yr 2025



1310 SW BEAVER ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	120.00	UT	5.50	5.50	100	2010	2010	3	100	660	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0031	BARN,MT AE	0	100	35	70	1.00	UT	0.00	0.00	100	2010	2010	3	100	5,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	100	15	70	1.00	UT	0.00	0.00	100	2010	2010	3	100	2,000	
7	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2025	2024		100	5,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		225,558
TOTAL MARKET OB/XF VALUE		24,060
TOTAL LAND VALUE - MARKET		153,020
TOTAL MARKET VALUE		402,638
SOH/AGL Deduction		156,800
ASSESSED VALUE		245,838
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		194,427
TOTAL JUST VALUE		402,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,989

XFOB:1:1: CHAMPION M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047698	Roof Replacement	2,000	07/19/2023
24869	M H	275	08/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/698	7/16/2024	WD	Q	I	01	515,000
GRANTOR: WEEKLEY JASON DONALD						
GRANTEE: BAILEY CHARLES JR						
1286/0989	12/12/2014	WD	U	I	12	130,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: JASON DONALD WEEKLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=2,-12] W34 W42 S31 E76 N31 $
UOP=[ORIG=-32,-12] N16 W30 S16 E30 $
UOP=[YR=2025;ORIG=-38,19] S12 W22 N12 E22 $
.

LAND DESCRIPTION

TOTAL OB/XF 24,060

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	3.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	21,000							
2	9900	C	AC NON-AG	100					18.86	AC		1.00	1.00	1.00	7,000.00	7,000.00	132,020							

REVIEW DATE 05/29/2926 BY AJ Total Acres: 21.86 Total Land Value: 153,020 Market: 0 Agricultural: 0 Common: 153,020 PRINTED 11/17/2026 BY SYS