

LOTS 4 & 5 ARROW HEAD ACRES.
642-287-292, 789-1885, 792-1319,

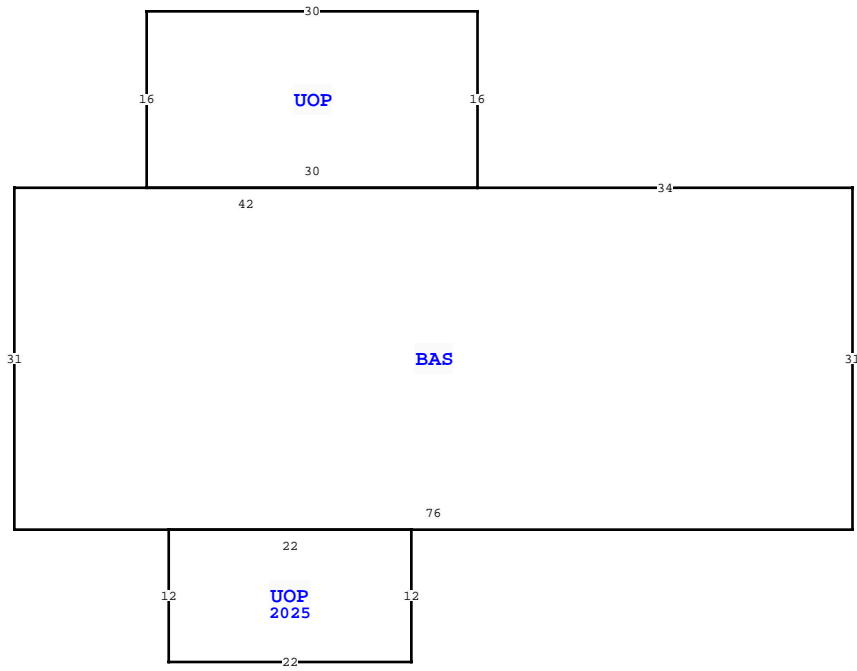
BAILEY CHARLES JR/BAILEY JOLENE
1310 SW BEAVER ST
FORT WHITE, FL 32038

2026

25-6S-16-03935-004
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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 Floo	13	LAM/VNLPK	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
BAS	2,356	100	
UOP	480	25	
UOP	264	25	2025
TOTALS	3,100		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2025						
Heated Area: 2356						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	227,909		
TOTAL MARKET OB/XF VALUE	24,060		
TOTAL LAND VALUE - MARKET	153,020		
TOTAL MARKET VALUE	404,989		
SOH/AGL Deduction	166,311		
ASSESSED VALUE	238,678		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	187,267		
TOTAL JUST VALUE	404,989		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	374,801		
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	Q	I	01	515,000
GRANTOR: WEEKLEY JASON DONALD						
GRANTEE: BAILEY CHARLES JR						
1286/0989	12/12/2014	WD U	U	I	12	130,000
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: JASON DONALD WEEKLE						

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

TOTAL OB/XF											
24,060											
1310 SW BEAVER ST, FORT WHITE											
BLD DATE		LGL DATE		05/07/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

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																								
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		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							