LOT 10 ARROW HEAD ACRES S/D.

828-1947, 847-1739, 851-652, 104

CORNMAN JERALD D/CORNMAN LINDA J
288 SW UNICORN CT
FORT WHITE, FL 32038

2027

25-6S-16-03935-010

BUILDING CHARACTERISTICS

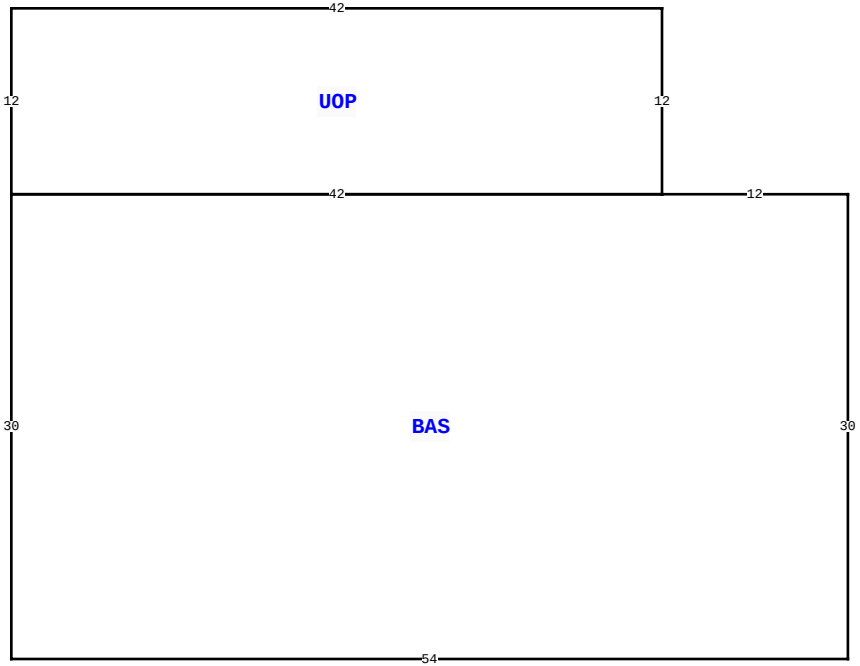
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	129,219
UOP	504	25		126	10,051
TOTALS	2,124			1,746	139,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,746	115.9000	107.79	188,201	2014	2013	0	0	0	26.00	74.00

1 MANUF 1 100% - 2011 Heated Area: 1620 HX Base Yr 2011



288 SW UNICORN CT, 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	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	60	1996	1996	3	60	800	
2	0070	CARPORT UF	0	100	24	30	720.00	UT	1.50	1.50	100	2010	2010	3	100	1,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	20	20	400.00	UT	1.50	1.50	100	2013	2013	3	100	600	
5	0060	CARPORT F	0	100	24	30	720.00	UT	4.50	4.50	100	2013	2013	3	100	3,240	
6	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2013	2013	3	100	540	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
9	0040	BARN,POLE	0	100	20	40	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		139,269
TOTAL MARKET OB/XF VALUE		17,460
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		221,859
SOH/AGL Deduction		103,875
ASSESSED VALUE		117,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,573
TOTAL JUST VALUE		221,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,358

XFOB:1:1: OAKWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046348	Roof Replacement	10,950	01/24/2023
31272	M H	375	07/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/0341	10/20/2005	WD	Q	I		119,000
GRANTOR: HANSEN						
GRANTEE: JERALD AND LINDA CO						
1043/1826	4/13/2005	WD	U	I	08	70,000
GRANTOR: PATRICIA ASHLEY (FKA						
GRANTEE: HARVEY & CLARA HANS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N12 W42 S12 E42$ W42 S30 E54 N30$.

LAND DESCRIPTION

TOTAL OB/XF 17,460

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		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 05/29/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS