LOT 11 ARROW HEAD ACRES S/D.
671-355, 671-357, 784-917, DC 83

BLAKELEY JULIE C
308 SW UNICORN CT
FT WHITE, FL 32038

2027

25-6S-16-03935-011

BUILDING CHARACTERISTICS

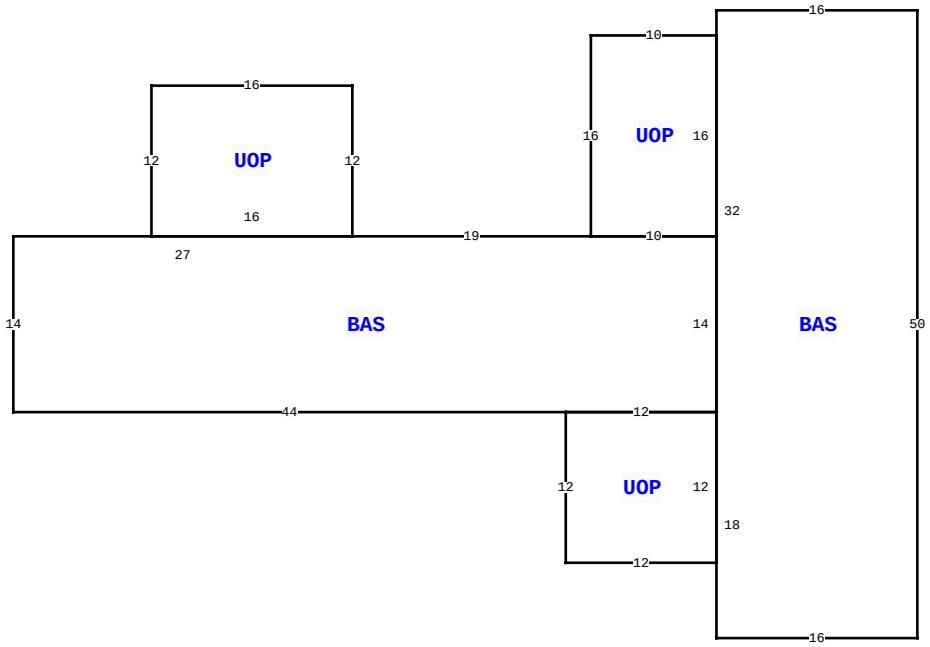
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 60
Exterior Wall	08	WD OR PLY 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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	784	100		784	20,077
BAS	800	100		800	20,486
UOP	144	25		36	922
UOP	160	25		40	1,024
UOP	192	25		48	1,229
TOTALS	2,080			1,708	43,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,708	106.7000	64.02	109,346	1987	1987	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2023 Heated Area: 1584 HX Base Yr 2023



308 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	0070	CARPORT UF	0	100	20	35	700.00	UT	1.50	1.50	100	2010	2010	3	100	1,050	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
5	0210	GARAGE U	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,738
TOTAL MARKET OB/XF VALUE		10,200
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		119,068
SOH/AGL Deduction		55,652
ASSESSED VALUE		63,416
TOTAL EXEMPTION VALUE	HX HB	38,416
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050972	Electrical Servic	0	10/04/2024
000046366	Roof Replacement	13,460	01/25/2023
12446	M H	125	04/25/1997
10425	M H	125	11/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/2145	8/26/2026	LE	U	I	14	100
GRANTOR: BLAKELEY JULIE C (ENH						
GRANTEE: PLATT TRACEY (RMDR)						
1346/2001	10/23/2017	QC	U	I	11	100
GRANTOR: JOHN W SMALLEY & JULI						
GRANTEE: JULIE C BLAKELEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N12 W16 S12 E16$ W27 S14 E44 UOP= S12 E12 N12 W12$ E12 BAS= S18 E16 N50 W16 S32$ N14 UOP= N16 W10 S16 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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 06/02/2026 BY AJ Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS