BEG NW COR OF LOT 15 ARROW HEAD
205 FT, S 434.95 FT, W 205 FT TO
UNICORN CRT, N 434.95 FT TO POB.

ADAMS GEORGIA
167 SW UNICORN CT
FORT WHITE, FL 32038

2027

25-6S-16-03935-015

BUILDING CHARACTERISTICS

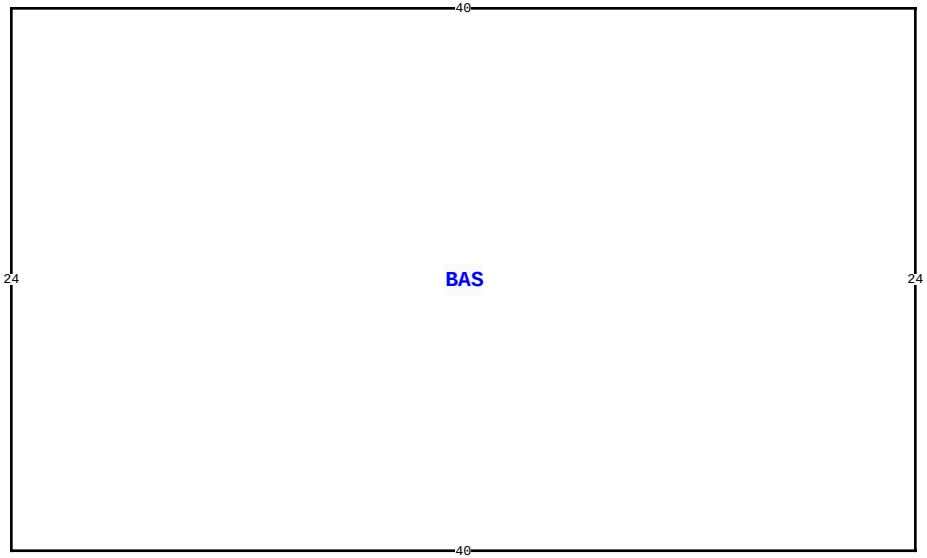
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	960	100		960	21,339
TOTALS	960			960	21,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	92.6100	55.57	53,347	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 960 HX Base Yr 2006



167 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	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
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	12	20	240.00	UT	2.50	2.50	100	2006	2006	3	100	600	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		21,339
TOTAL MARKET OB/XF VALUE		8,340
TOTAL LAND VALUE - MARKET		32,800
TOTAL MARKET VALUE		62,479
SOH/AGL Deduction		30,032
ASSESSED VALUE		32,447
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		7,447
TOTAL JUST VALUE		62,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,479

XFOB:1:1: FLEETWOOD M H

PRMT:1:1: 24X44 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8187	M H	125	03/23/1994
7828	M H	100	11/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/1824	8/31/2006	WD	Q	I	01	100
GRANTOR: ADAMS, ANDERSON, & YE						
GRANTEE: GEORGIA ADAMS						
1044/1415	4/22/2005	PR	Q	I	06	100
GRANTOR: JACK YEOMANS AS PR OF						
GRANTEE: ADAMS, ANDERSON & Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,340

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	2.05	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,800							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 2.05 Total Land Value: 32,800 Market: 0 Agricultural: 0 Common: 32,800 PRINTED 11/17/2026 BY SYS