

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.

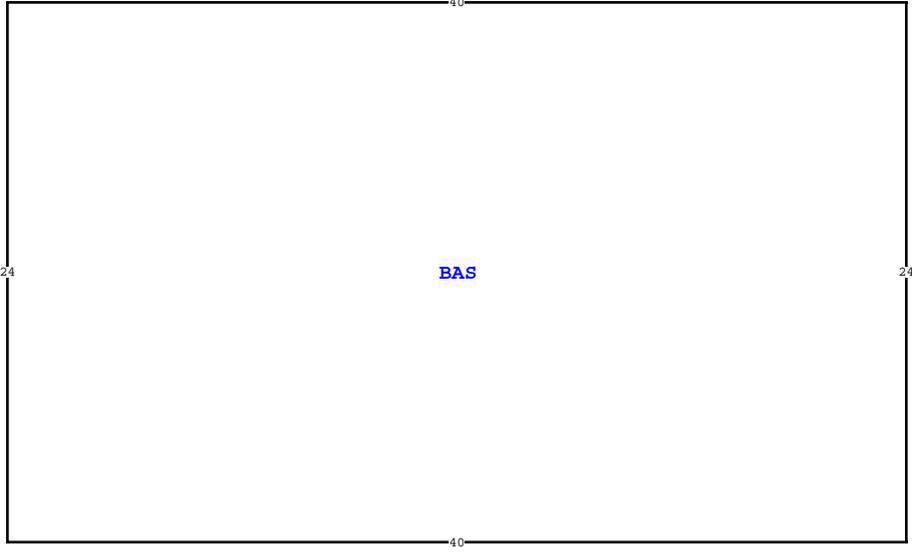
ADAMS GEORGIA
167 SW UNICORN CT
FORT WHITE, FL 32038

2026

25-6S-16-03935-015

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	960	100	
TOTALS	960		21,339

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2006		55.57	53,347	1993	1993	0	0	60.00
				Heated Area: 960			HX Base Yr 2006				



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				30,977		
ASSESSED VALUE				31,502		
TOTAL EXEMPTION VALUE				25,000		
BASE TAXABLE VALUE				6,502		
TOTAL JUST VALUE				62,479		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				58,379		
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						
BLD DATE						LGL DATE
XF DATE						LAND DATE
INC DATE						AG DATE
167 SW UNICORN CT, FORT WHITE						05/06/2026 MLU
EXTRA FEATURES						BUILDING NOTES
BUILDING DIMENSIONS						BAS= W40 S24 E40 N24\$.

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	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	6	8	UT	5.00	5.00	100	1993	1993	3	100	240	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	12	20	UT	2.50	2.50	100	2006	2006	3	100	600	
5	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	100	
TOTAL OB/XF 8,340																

LAND DESCRIPTION										TOTAL OB/XF														
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		00	0.00	0.00	2.05	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,800							