LOT 17 ARROW HEAD ACRES S/D.

499-2, 752-1763, 756-2448, 781-2

CONNOLLY LYNN
1205 SW BEAVER ST
FORT WHITE, FL 32038

2027

25-6S-16-03935-017

BUILDING CHARACTERISTICS

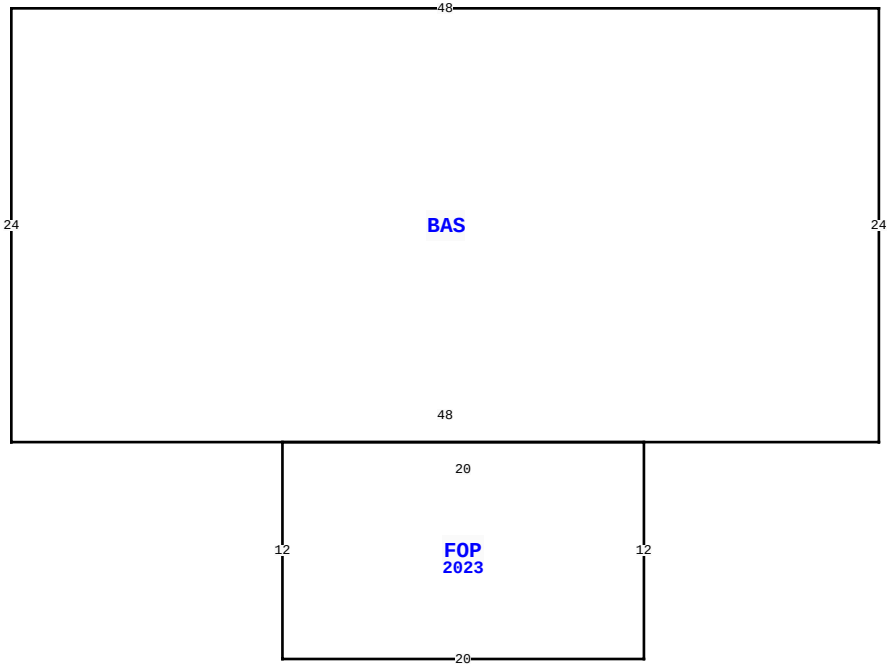
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	1,152	100		1,152	70,121
FOP	240	35	2023	84	5,113
TOTALS	1,392			1,236	75,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,236	119.0000	110.67	136,788	2000	2000	0	0	0	45.00	55.00

3 MANUF 1 100% - 2021 Heated Area: 1152 HX Base Yr 2021



1205 SW BEAVER ST, 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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
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	1993	1993	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,233
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		80,160
TOTAL MARKET VALUE		168,493
SOH/AGL Deduction		75,834
ASSESSED VALUE		92,659
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		41,248
TOTAL JUST VALUE		168,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,302

BLDG:1:2: IS NOW BOUDRIEAU)

BLDG:1:1: MNTE MH (RP'D-PAMELA/TIMOTHY SCHULTZ:PA

XFOB:3:1: OLD MH USED AS STORAGE

XFOB:1:1: MNTE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042099	Additions	5,000	06/08/2021
18019	M H	125	03/07/2001
14154	M H	125	06/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2765	10/26/2017	WD	U	I	11	100
GRANTOR: WILLIAM H KNUTSON & C						
GRANTEE: LYNN CONNOLLY						
1344/2250	9/19/2017	WD	Q	I	01	90,000
GRANTOR: WILLIAM H KNUTSON & C						
GRANTEE: LYNN CONNOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E48 N24 $
FOP=[YR=2023;ORIG=-33,24] E20 S12 W20 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,100

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	5.68	AC		1.00	1.00	1.00	12,000.00	12,000.00	68,160							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 6.68 Total Land Value: 80,160 Market: 0 Agricultural: 0 Common: 80,160 PRINTED 11/17/2026 BY SYS