

COMM SW COR OF SEC, RUN N
1285.06 FT, E 345.12 FT TO A
PT OF TANGENCY OF A CURVE ON S

SCANLON CHRISTINE F/SCANLON KATHRYN A
176 SW COOK ST
FORT WHITE, FL 32038

2026

25-6S-16-03937-003
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,080	100	
TOTALS	1,080		1,080
			100,205

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100%	- 2020																				
					Heated Area: 1080			HX Base Yr 2020																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				100,205	
TOTAL MARKET OB/XF VALUE				7,000	
TOTAL LAND VALUE - MARKET				28,420	
TOTAL MARKET VALUE				135,625	
SOH/AGL Deduction				73,525	
ASSESSED VALUE				62,100	
TOTAL EXEMPTION VALUE				HX HB WX 42,100	
BASE TAXABLE VALUE				20,000	
TOTAL JUST VALUE				135,625	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				137,877	
PERMIT NUM				DESCRIPTION	
38364				M H	
				AMT 479	
				ISSUED 07/16/2019	
SALES DATA					
OFF RECORD Number		DATE		TYPE INST	
1379/2274		3/07/2019		WD Q	
				V / I / RSN CD	
				V 01	
				SALE PRICE 15,000	
GRANTOR: RAND D TAYLOR					
GRANTEE: CHRISTINE F SCANLON					
1131/1144		9/13/2007		QC Q V 01	
GRANTOR: SPENCER & SHANNA TAYL					
GRANTEE: RAND D TAYLOR					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W40 S27 E40 N27\$.					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	100	0	0			7,000.00	7,000.00	100	
TOTAL OB/XF 7,000												

LAND DESCRIPTION													TOTAL OB/XF 7,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,420								