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

2027

25-6S-16-03937-003

BUILDING CHARACTERISTICS

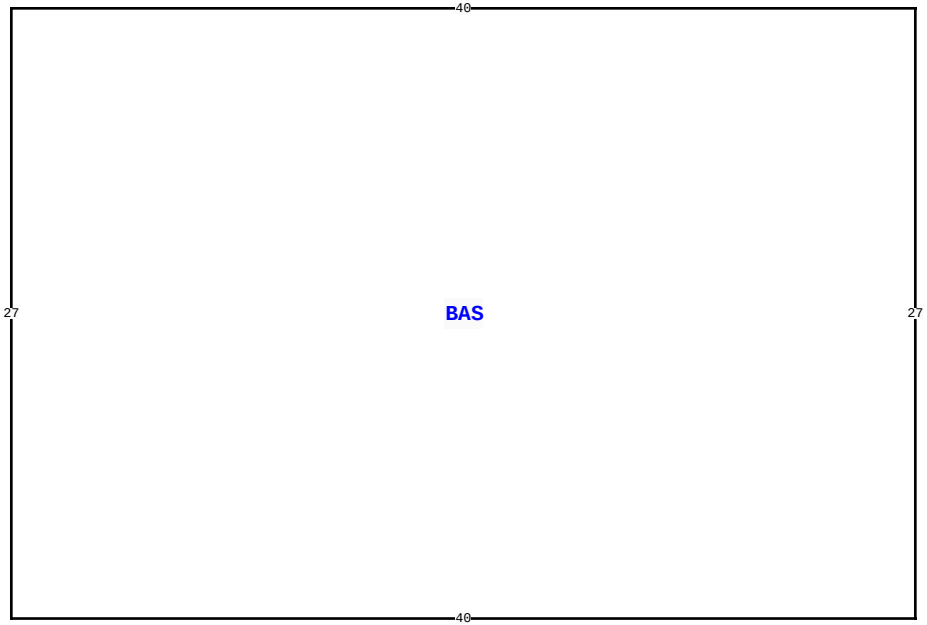
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	99,138
TOTALS	1,080			1,080	99,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	110.9000	103.14	111,391	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2020 Heated Area: 1080 HX Base Yr 2020



176 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,138
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		139,918
SOH/AGL Deduction		74,616
ASSESSED VALUE		65,302
TOTAL EXEMPTION VALUE	HX HB WX	45,302
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		139,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,985

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38364	M H	479	07/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/2274	3/07/2019	WD	Q	V	01	15,000
GRANTOR: RAND D TAYLOR						
GRANTEE: CHRISTINE F SCANLON						
1131/1144	9/13/2007	QC	Q	V	01	100
GRANTOR: SPENCER & SHANNA TAYL						
GRANTEE: RAND D TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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		A-1	0.00	0.00	2.03	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,480							

REVIEW DATE 06/02/2026 BY AJ Total Acres: 2.03 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 11/17/2026 BY SYS