

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 Floor	14	CARPET	90
Interior Floor	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

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				
TOTALS	1,080			1,080	100,205							

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		8,300	
TOTAL LAND VALUE - MARKET		32,480	
TOTAL MARKET VALUE		140,985	
SOH/AGL Deduction		77,585	
ASSESSED VALUE		63,400	
TOTAL EXEMPTION VALUE		HX HB WX 43,400	
BASE TAXABLE VALUE		20,000	
TOTAL JUST VALUE		140,985	
NCON VALUE		1,300	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,877	

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						

EXTRA FEATURES		176 SW COOK ST, FORT WHITE														
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S27 E40 N27\$.	

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	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	16,000.00	16,000.00	32,480							