N1/2 OF E1/2 OF E1/2 OF SE1/4 OF
R/W. (AKA N1/2 LOT 17 RUM ISLAND

SCOTT WILLIAM G/SCOTT LORI S
174 SW LYNN SHERMAN TERR
FORT WHITE, FL 32038-2206

2027

25-7S-16-04321-014

BUILDING CHARACTERISTICS

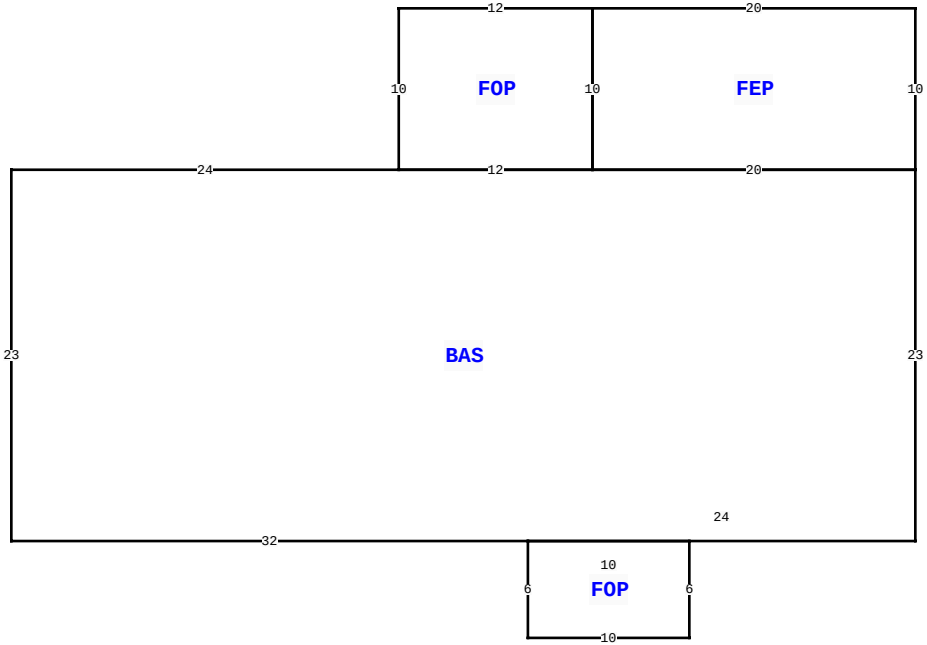
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	21,443
FEP	200	85		170	2,830
FOP	60	35		21	350
FOP	120	35		42	699
TOTALS	1,668			1,521	25,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,521	69.3750	41.62	63,304	1974	1974	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2003 Heated Area: 1288 HX Base Yr 2003



174 SW LYNN SHERMAN TER, 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	0294	SHED WOOD/	0	100	10	12	120.00	UT	4.50	4.50	100	2001	2001	3	100	540	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	700	
9	0031	BARN,MT AE	0	100	25	25	625.00	UT	10.00	10.00	100	2010	2010	3	100	6,250	
10	0040	BARN,POLE	0	100	20	36	720.00	UT	2.50	2.50	100	2010	2010	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 20,240

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	25,322
TOTAL MARKET OB/XF VALUE	32,115
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	122,437
SOH/AGL Deduction	44,639
ASSESSED VALUE	77,798
TOTAL EXEMPTION VALUE	HX HB 51,028
BASE TAXABLE VALUE	26,770
TOTAL JUST VALUE	122,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,437

LAND:1:1: PART OF LOT 17

XFOB:1:1: VILLAGE MANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19106	PUMP/UTPOL	30	01/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/1631	3/23/2000	WD	Q	I	01	25,000
GRANTOR: E CASTILLO						
GRANTEE: WILLIAM & LORI SCOT						
0895/0442	10/14/1999	SD	Q	I	01	100
GRANTOR: L CALDWELL						
GRANTEE: E CASTILLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S23 E32 FOP= S6 E10N6 W10$ E24 N23 FEP= N10 W20 S10 E20$ W20 FOP= N10 W12 S10E12$ W12$.

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTEE: E CASTILLO						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	12	40	480.00	UT	3.50	3.50	100	2010	2010	3	100	1,680	
12	0070	CARPORT UF	0	100	12	40	480.00	UT	1.50	1.50	100	2010	2010	3	100	720	
13	0031	BARN,MT AE	0	100	22	40	880.00	UT	10.00	10.00	100	2010	2010	3	100	8,800	
14	0070	CARPORT UF	0	100	18	25	450.00	UT	1.50	1.50	100	2010	2010	3	100	675	

LAND DESCRIPTION

TOTAL OB/XF 11,875

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

REVIEW DATE 07/23/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS