(AKA LOT 2 K & K TIMBER S/D
UNREC) COMM SW COR, RUN N
2022.72 FT FOR POB, CONT N

MATTINGLEY SONJA W REVOCABLE TRUST
241 SW LEVI WAY
FORT WHITE, FL 32038

2027

26-5S-16-03717-202

BUILDING CHARACTERISTICS

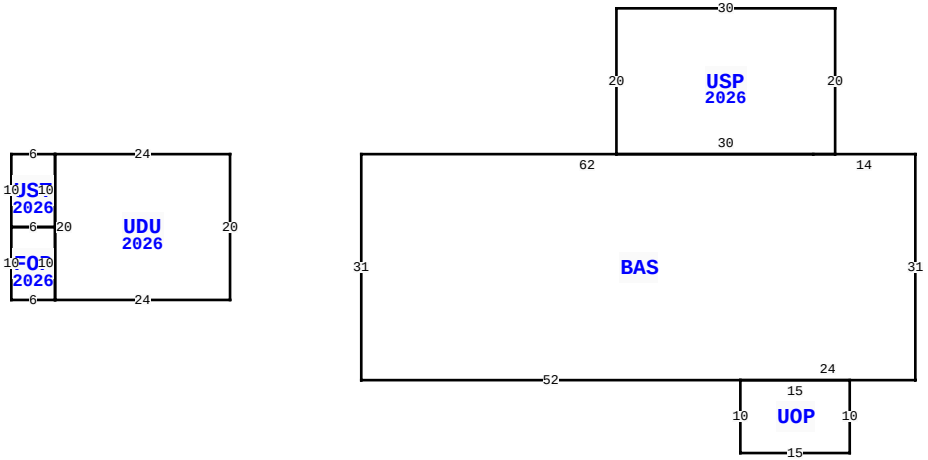
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	99,124
FOP	60	35	2026	21	883
UDU	480	60	2026	288	12,117
UOP	150	25		38	1,599
USP	600	35	2026	210	8,835
UST	60	45	2026	27	1,136
TOTALS	3,706			2,940	123,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,940	120.9000	72.54	213,268	2008	2008	0	0	0	42.00	58.00

1 MOBILE HME 100% - 2014 Heated Area: 2356 HX Base Yr 2014



289 SW LEVI WAY, 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	0020	BARN,FR	0	100	20	20	400.00	UT	16.00	16.00	100	2009	2009	3	100	6,400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	20	20	400.00	UT	9.00	9.00	100	2011	2011	3	100	3,600	
5	0327	STABLES-SM	0	100	64	22	1.00	UT	7,500.00	7,500.00	100	2026	2025		100	7,500	
6	0258	PATIO	0	100	0	0	1.00	UT	850.00	850.00	100	2026	2025		100	850	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	1,600.00	1,600.00	100	2026	2025		100	1,600	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2026	2025		100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,695
TOTAL MARKET OB/XF VALUE		30,550
TOTAL LAND VALUE - MARKET		113,190
TOTAL MARKET VALUE		267,435
SOH/AGL Deduction		95,564
ASSESSED VALUE		171,871
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		120,460
TOTAL JUST VALUE		267,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37504	PUMP/UTPOL	50	12/03/2018
29412	M H	491	05/19/2011
29317	M H	375	04/15/2011
25786	M H	413	05/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/1303	3/25/2020	WD	U	I	11	100
GRANTOR: SONJA W MATTINGLEY						
GRANTEE: SONJA W MATTINGLEY						
1166/2024	1/26/2009	QC	U	I	11	100
GRANTOR: SIMMONS						
GRANTEE: MATTINGLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W14 W62 S31 E52 E24 N31 $
UDU=[YR=2026;ORIG=-118,0] E24 S20 W24 N20 $
UOP=[ORIG=-24,31] S10 E15 N10 W15 $
UST=[YR=2026;ORIG=-124,0] E6 S10 W6 N10 $
FOP=[YR=2026;ORIG=-124,10] E6 S10 W6 N10 $
USP=[YR=2026;ORIG=-41,-20] E30 S20 W30 N20 $
.

LAND DESCRIPTION

TOTAL OB/XF 30,550

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	10.29	AC		1.00	1.00	1.00	11,000.00	11,000.00	113,190							

REVIEW DATE 03/23/2026 BY JB Total Acres: 10.29 Total Land Value: 113,190 Market: 0 Agricultural: 0 Common: 113,190 PRINTED 11/17/2026 BY SYS