

COMM SW COR OF NW1/4, RUN E
1098.76 FT, N 764.89 FT FOR
POB, E 179.61 FT, N 237.68 FT,

ROYALL CINDY
114 SW WINDY ACRES CT
FORT WHITE, FL 32038

2026

26-6S-16-03943-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	2024
TOTALS	1,056		

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% - 2025		94,195	1998	1998	0	0	45.00	55.00
				Heated Area: 1056			HX Base Yr 2025				
TOTALS	1,056			1,056	51,807						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				51,807		
TOTAL MARKET OB/XF VALUE				13,400		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				100,207		
SOH/AGL Deduction				0		
ASSESSED VALUE				100,207		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				48,796		
TOTAL JUST VALUE				100,207		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				100,207		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000046600	Mobile Home		02/27/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1353/0931	2/09/2018	WD U	V	11		100
GRANTOR: GREGORY CONTI & HOLLY						
GRANTEE: CINDY ROYALL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=17,12] E66 S16 W66 N16 \$						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	0040	BARN, POLE	800.00
3	0296	SHED METAL	3,200.00
4	0296	SHED METAL	200.00
5	0294	SHED WOOD/	1,600.00
6	0070	CARPORT UF	600.00
TOTALS		1,056	51,807

TOTAL OB/XF												13,400				
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	UT	1.00	7,000.00	100	2024	2023		100	7,000	
2	0040	BARN, POLE	0	100	0	0	UT	1.00	800.00	100	2024	2023		100	800	
3	0296	SHED METAL	0	100	0	0	UT	1.00	3,200.00	100	2024	2023		100	3,200	
4	0296	SHED METAL	0	100	0	0	UT	1.00	200.00	100	2024	2023		100	200	
5	0294	SHED WOOD/	0	100	0	0	UT	1.00	1,600.00	100	2024	2023		100	1,600	
6	0070	CARPORT UF	0	100	0	0	UT	1.00	600.00	100	2024	2023		100	600	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0200	C	MBL HM

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							