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

2027

26-6S-16-03943-017

BUILDING CHARACTERISTICS

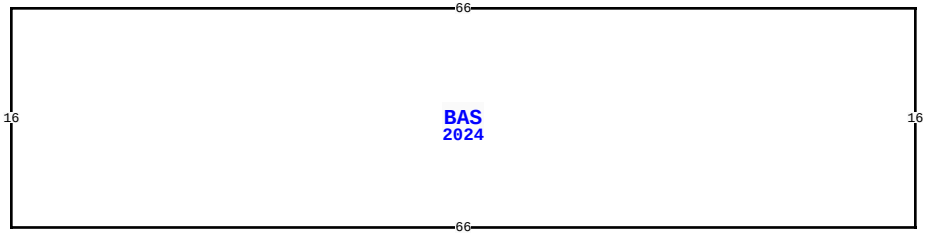
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	2024	1,056	50,541
TOTALS	1,056			1,056	50,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,056	108.7750	87.02	91,893	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2025 Heated Area: 1056 HX Base Yr 2025



114 SW WINDY ACRES CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		50,541
TOTAL MARKET OB/XF VALUE		13,400
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		103,941
SOH/AGL Deduction		0
ASSESSED VALUE		103,941
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		52,530
TOTAL JUST VALUE		103,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,574

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

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

LAND DESCRIPTION

TOTAL OB/XF 13,400

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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/16/2026 BY SYS