LOT 5 ICHETUCKNEE HIGHLANDS
S/D. ORB 934-2509, QC 1296-920
, WD 1339-151,

BAKER ROBERT LEE/LAND PAYTON L
173 SW COOK ST
FORT WHITE, FL 32038-3472

2027

26-6S-16-03944-105

BUILDING CHARACTERISTICS

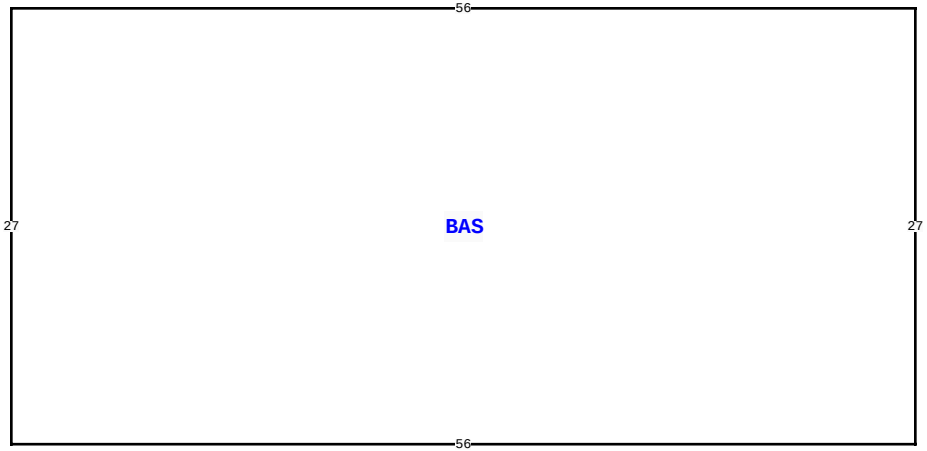
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,638
TOTALS	1,512			1,512	89,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,512	115.9000	107.79	162,978	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



173 SW COOK ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0040	BARN,POLE	0	0	20	30	600.00	UT	2.50	2.50	100	2003	2003	3	100	1,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,638
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	153,838
SOH/AGL Deduction	17,846
ASSESSED VALUE	135,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,992
TOTAL JUST VALUE	153,838
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0151	6/14/2017	WD	Q	I	01	72,000
GRANTOR: CLIFFORD MICHAEL RICH						
GRANTEE: ROBERT L BAKER & PA						
1296/0920	6/05/2015	QC	U	I	11	100
GRANTOR: C MICHAEL RICHARDS AK						
GRANTEE: CLIFFORD MICHAEL RI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.17 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS