LOT 23 QUAIL RIDGE S/D.
ORB 896-178, 947-2619,

LEBLEU JESS/LEBLEU WENDY
440 SW COOK ST
FT WHITE, FL 32038-3608

2027

26-6S-16-04066-024

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

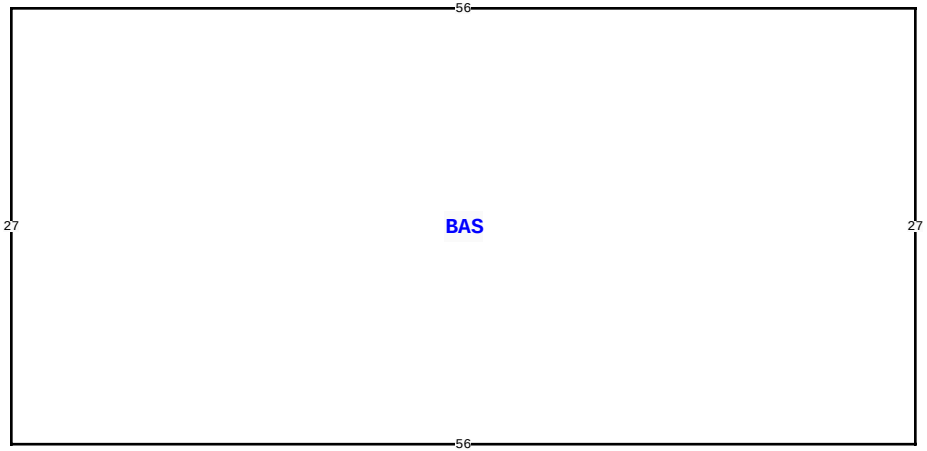
NEIGHBORHOOD/LOC 26616.010 1.00/

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	2004	2003	0	0	0	45.00	55.00

2 MANUF 1 100% - 2003 Heated Area: 1512 HX Base Yr 2003



440 SW COOK ST, 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	0255	MBL HOME S	0	100	0	12	672.00	UT	1.00	1.00	100	2003	2003	3	100	672	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,638
TOTAL MARKET OB/XF VALUE		8,822
TOTAL LAND VALUE - MARKET		42,536
TOTAL MARKET VALUE		140,996
SOH/AGL Deduction		66,374
ASSESSED VALUE		74,622
TOTAL EXEMPTION VALUE	HX HB	49,622
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,961

SALE:1:1: DUMPING LOTS AT LOW PRICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21214	M H	125	10/29/2003
12303	M H	125	03/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0947/2619	3/01/2002	WD	Q	V		21,000
GRANTOR: DAVID L & CAROLINE KA						
GRANTEE: JESS & WENDY LEBLEU						
0896/0178	1/28/2000	WD	Q	V	03	30,000
GRANTOR: FAIRFAX NURSING CTR I						
GRANTEE: DAVID & CAROLINE PO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,822

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		00	0.00	0.00	4.09	AC		1.00	1.00	0.80	13,000.00	10,400.00	42,536							

REVIEW DATE 06/03/2026 BY AJ Total Acres: 4.09 Total Land Value: 42,536 Market: 0 Agricultural: 0 Common: 42,536 PRINTED 11/17/2026 BY SYS