

COMM NE COR OF NE1/4, RUN W 923.
 RUN S 240 FT, W 400 FT, N 240 FT
 POB.

BODEN RUTH ANN
 556 SW NORMANDY DR
 FORT WHITE, FL 32038

2026

26-7S-16-04322-000



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	03	COMP SHNGL	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		3	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	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,680	100	2023
TOTALS	1,680		1,680
			190,211

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	-	2023							
Heated Area: 1680						HX Base Yr 2023						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div>												
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		190,211	
TOTAL MARKET OB/XF VALUE		7,800	
TOTAL LAND VALUE - MARKET		35,200	
TOTAL MARKET VALUE		233,211	
SOH/AGL Deduction		26,698	
ASSESSED VALUE		206,513	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		155,102	
TOTAL JUST VALUE		233,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		229,100	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044922	Mobile Home		07/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/860	3/16/2022	WD Q	Q	I	03	35,000
GRANTOR: FREEDOM LOTS USA LLC						
GRANTEE: BODEN RUTH ANN						
1459/472	2/07/2022	WD U	U	I	37	14,000
GRANTOR: WEASE AMANDA S WOODAL						
GRANTEE: FREEDOM LOTS USA LL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=19,10] E56 S30 W56 N30 \$	

EXTRA FEATURES																
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		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 800.00	800.00	100	2023	2022	100	800	

LAND DESCRIPTION										TOTAL OB/XF														
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		00	0.00	0.00	2.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,200							