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

2027

26-7S-16-04322-000

BUILDING CHARACTERISTICS

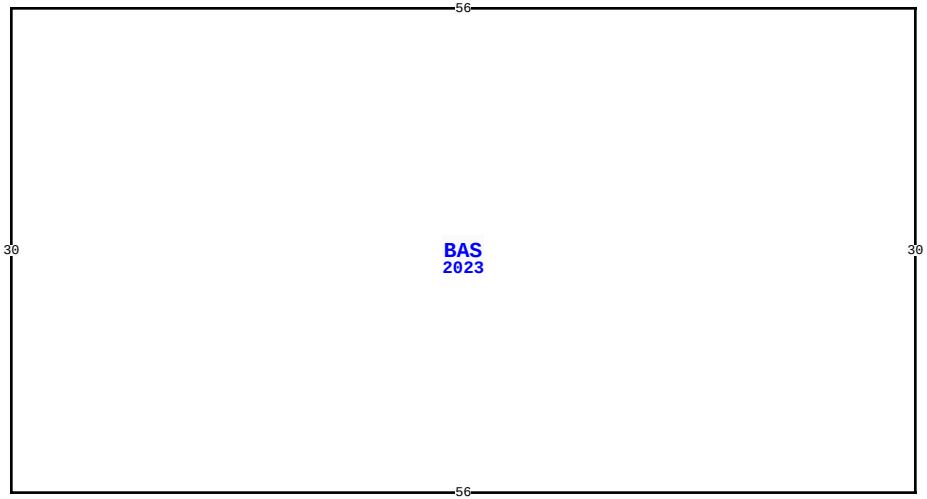
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2023	1,680	179,327
TOTALS	1,680			1,680	179,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,680	113.5000	112.36	188,765	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 1680 HX Base Yr 2023



556 SW NORMANDY DR, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,327
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		35,200
TOTAL MARKET VALUE		222,327
SOH/AGL Deduction		9,619
ASSESSED VALUE		212,708
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,297
TOTAL JUST VALUE		222,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,146

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	I	03	35,000
GRANTOR: FREEDOM LOTS USA LLC						
GRANTEE: BODEN RUTH ANN						
1459/472	2/07/2022	WD	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 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	2.20	AC		1.00	1.00	1.00	16,000.00	16,000.00	35,200							

REVIEW DATE 11/07/2022 BY JB Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS