

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					
ELEMENT	CD	CONSTRUCTION			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2023	1,680	181,146
TOTALS	1,680			1,680	181,146

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;"> <span style="color: blue; font-weight: bold;">BAS 2023</span> </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			181,146	
TOTAL MARKET OB/XF VALUE			7,800	
TOTAL LAND VALUE - MARKET			35,200	
TOTAL MARKET VALUE			224,146	
SOH/AGL Deduction			17,633	
ASSESSED VALUE			206,513	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			155,102	
TOTAL JUST VALUE			224,146	
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								