LOT 5 FAIRVIEW ESTATES S/D.

501-322, 637-250, 877-1744, DC 9

SPEARS GWEN
488 SW NORMANDY DR
FORT WHITE, FL 32038

2027

26-7S-16-04323-005

BUILDING CHARACTERISTICS

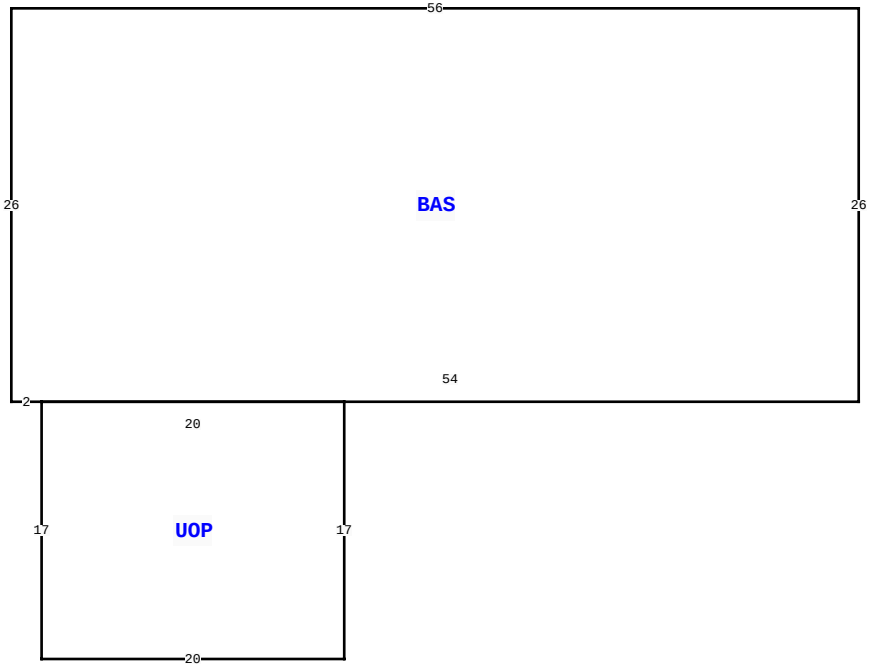
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	40,500
UOP	340	25		85	2,364
TOTALS	1,796			1,541	42,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,541	115.9000	69.54	107,161	1983	1983	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1456 HX Base Yr



488 SW NORMANDY DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1983	1983	3	100	1,200	
2	0030	BARN,MT	0	0	24	44	1,056.00	UT	10.00	10.00	100	2003	2003	3	100	10,560	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,864
TOTAL MARKET OB/XF VALUE	18,760
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	89,624
SOH/AGL Deduction	3,062
ASSESSED VALUE	86,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,562
TOTAL JUST VALUE	89,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0302	6/30/2016	WD	U	I	37	55,000
GRANTOR: BEULAH M FRENCH (UNRE						
GRANTEE: GWEN SPEARS						
1067/2206	12/01/2005	WD	Q	I		73,500
GRANTOR: JOHN M HAGER						
GRANTEE: BEULAH M FRENCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E2 UOP= S17 E20 N17 W20$ E54 N26$.

LAND DESCRIPTION

TOTAL OB/XF 18,760

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	28,000.00	28,000.00	28,000							

REVIEW DATE 07/22/2015 BY TW Total Acres: 1.17 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS