LOT 20 FAIRVIEW ESTATES S/D.

663-741 697-330, 786-1040, 786-2

THOMAS OTIS R
13444 RABBIT RUN TRL
TALLAHASSEE, FL 32309-8731

2027

26-7S-16-04323-020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 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	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

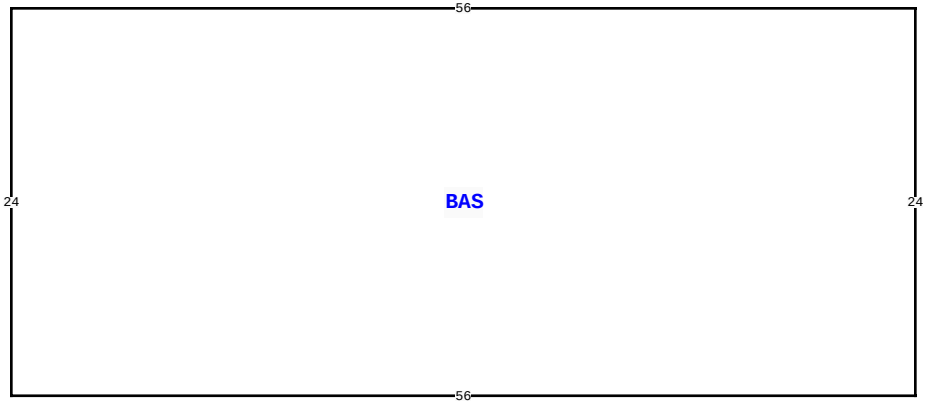
NEIGHBORHOOD/LOC 26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	33,648
TOTALS	1,344			1,344	33,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	104.3100	62.59	84,121	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1344 HX Base Yr



540 SW NANTUCKETT PL, FORT WHITE

BLD DATE		LGL DATE	05/14/2024 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	0031	BARN,MT AE	0	0	18	24	432.00	UT	10.00	10.00	50	1993	1993	3	50	2,160	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,648
TOTAL MARKET OB/XF VALUE	9,160
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	86,558
SOH/AGL Deduction	0
ASSESSED VALUE	86,558
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,558
TOTAL JUST VALUE	86,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,558

SALE:7:1: DEED SAYS DW INCL

SALE:3:1: $.55 STAMP

SALE:2:1: INCLUDED MOBILE HOME ID#1035A & 1035B 19

XFOB:1:1: AMERICAN GOLD HOME MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15838	REMODEL	55	07/28/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1043/2997	4/15/2005	WD	Q	I		66,000
GRANTOR: WILLIAM R & WENDY D M						
GRANTEE: OTIS R THOMAS						
0945/1633	1/28/2002	WD	Q	I		40,000
GRANTOR: EQUIFIRST CORP						
GRANTEE: WENDY D MAGEE - 198						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E56 N24$.

LAND DESCRIPTION

TOTAL OB/XF 9,160

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	1.75	25,000.00	43,750.00	43,750							

REVIEW DATE 07/22/2015 BY TW Total Acres: 3.66 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 11/17/2026 BY SYS