LOT 39 FAIRVIEW ESTATES S/D.

418-443, 581-542, 588-677, 661-1

PARKS THOMAS P/PARKS HANNAH D
2403 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

26-7S-16-04323-039

BUILDING CHARACTERISTICS

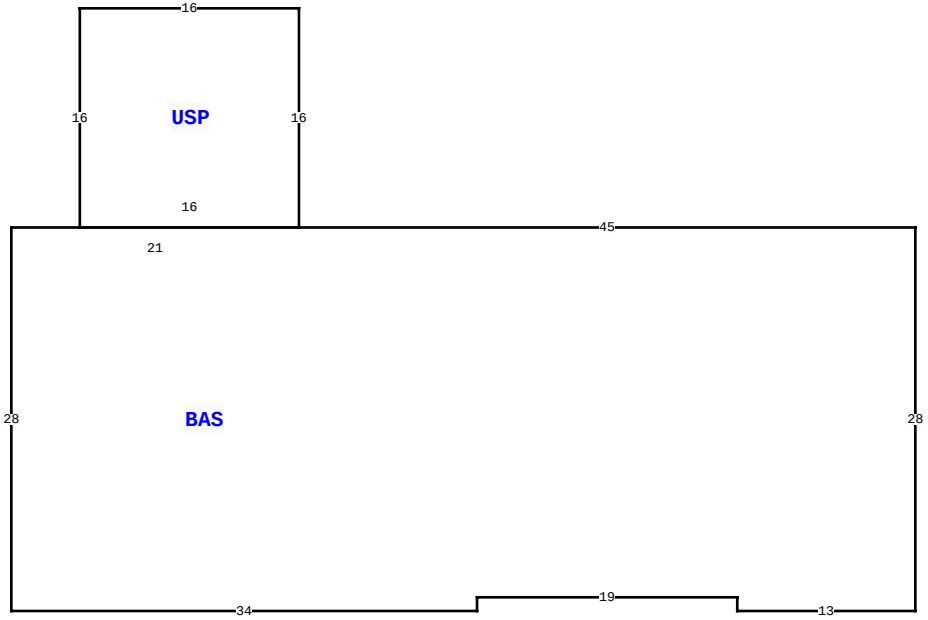
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,829	100		1,829	45,001
USP	256	35		90	2,214
TOTALS	2,085			1,919	47,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,919	102.5145	61.51	118,038	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2024 Heated Area: 1829 HX Base Yr 2024



2403 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	60	1993	1993	3	60	480	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	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		47,215
TOTAL MARKET OB/XF VALUE		8,680
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		83,895
SOH/AGL Deduction		6,016
ASSESSED VALUE		77,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,468
TOTAL JUST VALUE		83,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,895

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1148	5/28/2019	WD	Q	I	01	30,000
GRANTOR: FONDA WOOD AKA FONDA						
GRANTEE: THOAMS P & HANNAH D						
1371/1014	10/24/2018	WD	U	I	11	100
GRANTOR: BOYD CAGLE						
GRANTEE: BOYD CAGLE & FONDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 USP= N16 W16 S16 E16$ W21 S28 E34 N1 E19 S1 E13 N28$.

LAND DESCRIPTION

TOTAL OB/XF 8,680

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		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 01/22/2018 BY DF Total Acres: 1.44 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS