LOT 43 FAIRVIEW ESTATES S/D.

407-317, 653-117, 823-2402, WD 1

BLANKENSHIP ALLEN W JR/BLANKENSHIP BRENNA S
201 SW TRULUCK TER
FORT WHITE, FL 32038

2027

26-7S-16-04323-043

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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

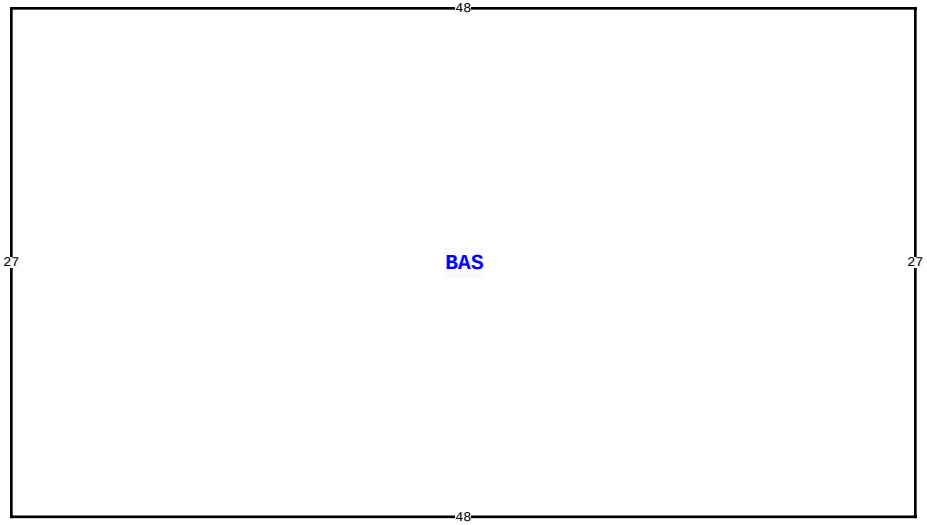
NEIGHBORHOOD/LOC 26716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,672
TOTALS	1,296			1,296	36,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	117.9000	70.74	91,679	1997	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1296 HX Base Yr 2025



201 SW TRULUCK TER, 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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	25	1996	1996	3	25	100	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	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		36,672
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		85,972
SOH/AGL Deduction		0
ASSESSED VALUE		85,972
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		34,561
TOTAL JUST VALUE		85,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11560	M H	125	08/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/958	6/21/2023	WD	Q	I	01	70,000
GRANTOR: FORRESTER JAMES P						
GRANTEE: BLANKENSHIP ALLEN W						
1101/2333	11/09/2006	WD	Q	I		90,000
GRANTOR: JENNIFER R FREEMAN &						
GRANTEE: JAMES P FORRESTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	28,000.00	42,000.00	42,000							

REVIEW DATE 08/07/2023 BY ME Total Acres: 1.37 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS