COMM SW COR OF N1/2 OF NW1/4, RU
E 528 FT FOR POB, RUN S 660 FT,
N 660 FT, W 5 28 FT TO POB & COM

MURRAY THOMAS KEITH JR/ARNOLDI-MURRAY SHANNON LI
255 SW WORRY FREE GLN
FORT WHITE, FL 32038

2027

26-7S-16-04328-002

BUILDING CHARACTERISTICS

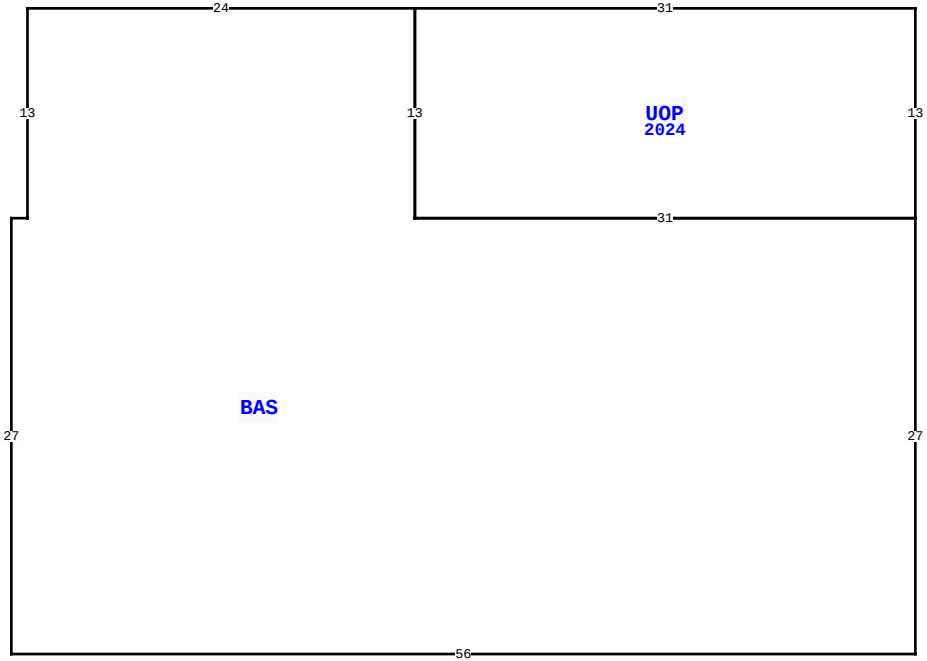
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,824	100		1,824	137,298
UOP	403	25	2024	101	7,603
TOTALS	2,227			1,925	144,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,925	142.5600	136.86	263,456	1997	2007	0	0	0	45.00	55.00

1 MANUF 2 100% - 2024 Heated Area: 1824 HX Base Yr 2024



255 SW WORRY FREE GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0040	BARN,POLE	0	100	25	28	1.00	UT	3,800.00	3,800.00	50	1996	1996	3	50	1,900	
2	0294	SHED WOOD/	0	100	12	25	1.00	UT	1,500.00	1,500.00	100	0	0	3	100	1,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	18,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		144,901
TOTAL MARKET OB/XF VALUE		29,300
TOTAL LAND VALUE - MARKET		111,100
TOTAL MARKET VALUE		285,301
SOH/AGL Deduction		70,139
ASSESSED VALUE		215,162
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,751
TOTAL JUST VALUE		285,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11391	M H	125	07/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2108	8/11/2023	WD	Q	I	01	310,000
GRANTOR: SWARTZ TERESA A						
GRANTEE: MURRAY THOMAS KEITH						
1192/1880	4/15/2010	WD	Q	I	03	10,000
GRANTOR: GARY D HUNTER						
GRANTEE: RICHARD J & TERESA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 N13 W24 S13 W1 S27 E56 N27 $
UOP=[YR=2024;ORIG=-31,-13] S13 E31 N13 W31 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	10.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,100							

REVIEW DATE 10/03/2023 BY ME Total Acres: 10.10 Total Land Value: 111,100 Market: 0 Agricultural: 0 Common: 111,100 PRINTED 11/16/2026 BY SYS