

COMM NW COR OF SW1/4 OF NW1/4, R  
FOR POB, RUN E 528 FT, S 126.52  
N 126.52 FT TO POB.

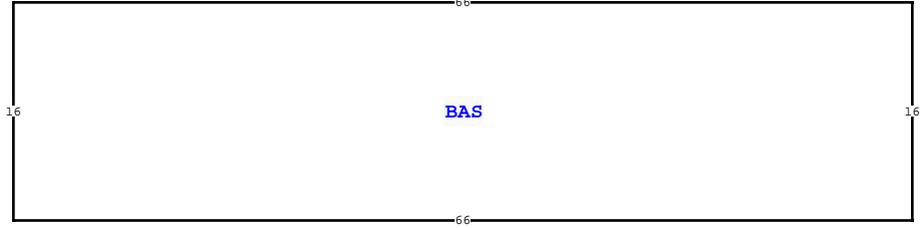
FLOWERS MARK R  
686 SW WORRYFREE GLN  
FORT WHITE, FL 32038

**2026**

26-7S-16-04328-012  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,056	112.9000	106.13	112,073	2006	2005	0	0	45.00	55.00	
1 MANUF 1 0% - 2024 Heated Area: 1056 HX Base Yr												



Quality	05 05				
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	1,056	100		1,056	61,640
TOTALS	1,056			1,056	61,640

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY												
VALUATION BY												STANDARD
Tax Group: 3												Tax Dist:
BUILDING MARKET VALUE												61,640
TOTAL MARKET OB/XF VALUE												10,229
TOTAL LAND VALUE - MARKET												24,480
TOTAL MARKET VALUE												96,349
SOH/AGL Deduction												0
ASSESSED VALUE												96,349
TOTAL EXEMPTION VALUE												0
BASE TAXABLE VALUE												96,349
TOTAL JUST VALUE												96,349
NCON VALUE												0
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												93,289

EXTRA FEATURES																
L N	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	0	24	28		2.00	2.00	80	2005	2005	3	80	1,075	
2	0294	SHED WOOD/	0	0	16	16		5.00	5.00	60	2005	2005	3	60	768	
3	9945	Well/Sept	0	0	0	0		7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	24	24		10.00	10.00	20	2010	2010	3	20	1,152	
5	0252	LEAN-TO W/	0	0	12	24		1.50	1.50	25	2010	2010	3	25	108	
6	0252	LEAN-TO W/	0	0	14	24		1.50	1.50	25	2010	2010	3	25	126	

686 SW WORRY FREE GLN, FORT WHITE													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	05/06/2026
													INC DATE		AG DATE	MLU

PERMIT NUM				DESCRIPTION	AMT	ISSUED
23633				M H	0	09/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0010	10/26/2004	QC	Q	V	01	6,000
GRANTOR: SWARTZ						
GRANTEE: MARK R FLOWERS						
0903/0384	2/11/2000	PR	Q	V	01	100
GRANTOR: GARY D HUNTER AS PR						
GRANTEE: LISA & RICHARD SWAR						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S16 E66 N16\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.53	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,480								