COMM AT NE COR OF NE1/4 OF SW1/4
FT FOR POB, CONT W 231.80 FT, S
232.04 FT, N 315.57 FT TO POB. E

POWERS STEVEN R/POWERS KATHY S
195 SW POWERS GLN
FORT WHITE, FL 32038

2027

26-7S-16-04329-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	02	02 100
Quality	04	04

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

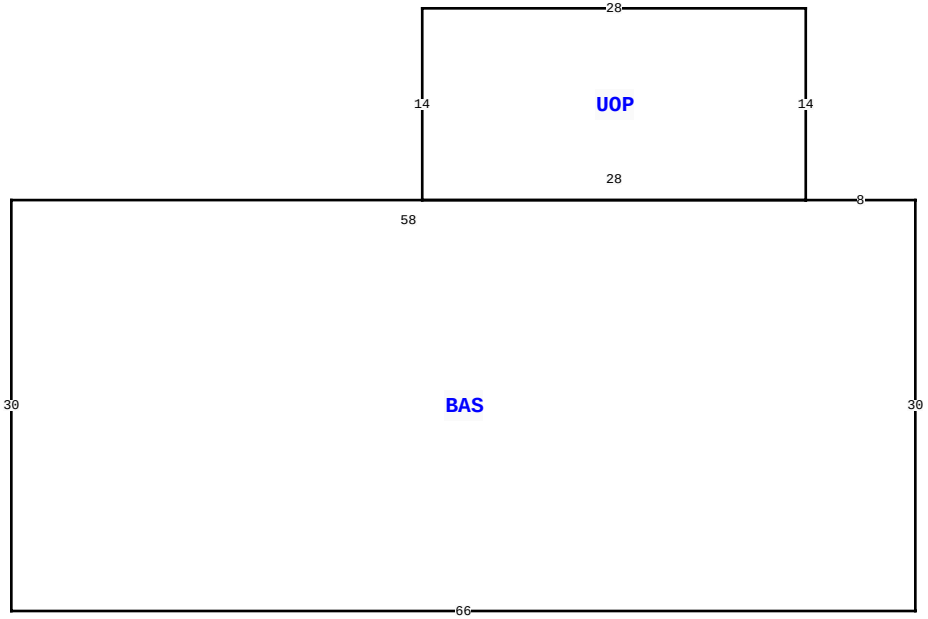
NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	98,631
UOP	392	25		98	4,882
TOTALS	2,372			2,078	103,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,078	97.3845	90.57	188,204	2008	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2008 Heated Area: 1980 HX Base Yr 2008



195 SW POWERS GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	103,512
TOTAL MARKET OB/XF VALUE	33,905
TOTAL LAND VALUE - MARKET	26,400
TOTAL MARKET VALUE	163,817
SOH/AGL Deduction	49,684
ASSESSED VALUE	114,133
TOTAL EXEMPTION VALUE	98 HX HB 114,133
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	163,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35866	PUMP/UTPOL	50	10/10/2017
25790	M H	387	05/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0824/2034	1/05/1996	WD	Q	V	01	100

GRANTOR: EDGAR & GERALDINE POW

GRANTEE: STEVEN R & KATHY S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8UOP= N14 W28 S14 E28$ W58 S30 E66 N30$.

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	11	16	176.00	UT	2.50	2.50	100	1996	1996	3	100	440	
2	0251	LEAN TO W/	0	100	6	30	180.00	UT	3.00	3.00	100	1996	1996	3	100	540	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	20	30	600.00	UT	5.00	5.00	100	1996	1996	3	100	3,000	
5	0040	BARN,POLE	0	100	58	25	1,450.00	UT	2.50	2.50	100	1996	1996	3	100	3,625	
6	0294	SHED WOOD/	0	100	0	0	720.00	UT	11.00	11.00	100	2010	2010	3	100	7,920	
7	0261	PRCH, UOP	0	100	0	0	240.00	UT	7.00	7.00	100	2010	2010	3	100	1,680	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
9	0294	SHED WOOD/	0	100	24	40	960.00	UT	10.00	10.00	100	2018	2018	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 33,905

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			0.00	0.00	1.65	AC		1.00	1.00	1.00	16,000.00	16,000.00	26,400							

REVIEW DATE 03/02/2018 BY TW Total Acres: 1.65 Total Land Value: 26,400 Market: 0 Agricultural: 0 Common: 26,400 PRINTED 11/17/2026 BY SYS