COMM SW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT N 446.41 FT, E 502
446.09 FT, W 476.56 FT, TO POB.

PRESNELL ALEXANDRIA LEE
260 SW POWERS GLN
FORT WHITE, FL 32038

2027

26-7S-16-04331-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

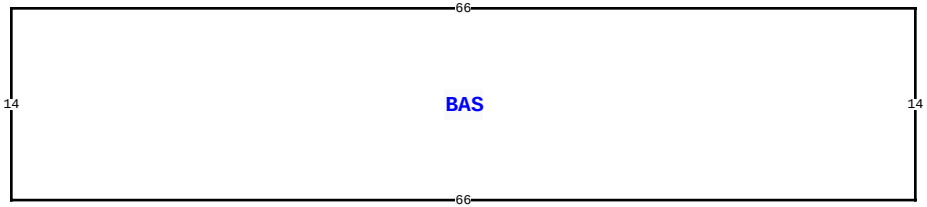
NEIGHBORHOOD/LOC 26716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,942
TOTALS	924			924	18,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	85.4100	51.25	47,355	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 924 HX Base Yr 2025



260 SW POWERS GLN, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	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		18,942
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		91,072
SOH/AGL Deduction		10,634
ASSESSED VALUE		80,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,027
TOTAL JUST VALUE		91,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25989	M H	342	07/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1403	9/04/2025	QC	U	I	11	100
GRANTOR: O'STEEN BONNIE						
GRANTEE: PRESNELL ALEXANDNA						
1225/2742	12/08/2011	QC	U	I	11	100
GRANTOR: ALEXANDRIA LEE PRESNE						
GRANTEE: ALEXANDRIA LEE & BO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 07/21/2015 BY TW Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS