(AKA PART OF LOT 3 JR DICKS TRACT UNR): SE1/4 OF NW1/4 OF SE1/4, EX 2.10 AC DESC IN

WORRELL JAMES R
478 SW COYOTE CIR
FORT WHITE, FL 32038-4370

2027

30-5S-16-03738-003

BUILDING CHARACTERISTICS

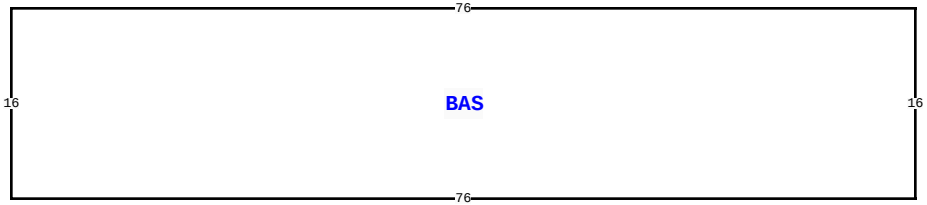
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	70,846
TOTALS	1,216			1,216	70,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	113.9000	105.93	128,811	2005	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1216 HX Base Yr 2005



478 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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		70,846
TOTAL MARKET OB/XF VALUE		9,960
TOTAL LAND VALUE - MARKET		94,800
TOTAL MARKET VALUE		175,606
SOH/AGL Deduction		90,682
ASSESSED VALUE		84,924
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,513
TOTAL JUST VALUE		175,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22345	M H	268	09/29/2004
19095	M H	125	01/03/2002
12378	M H	125	04/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0819/1452	3/26/1996	WD	Q	V		12,000

GRANTOR: SUBRANDY LIMITED

GRANTEE: JAMES R WORRELL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,960

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	7.90	AC		1.00	1.00	1.00	12,000.00	12,000.00	94,800							

REVIEW DATE 03/18/2026 BY KS Total Acres: 7.90 Total Land Value: 94,800 Market: 0 Agricultural: 0 Common: 94,800 PRINTED 11/17/2026 BY SYS