

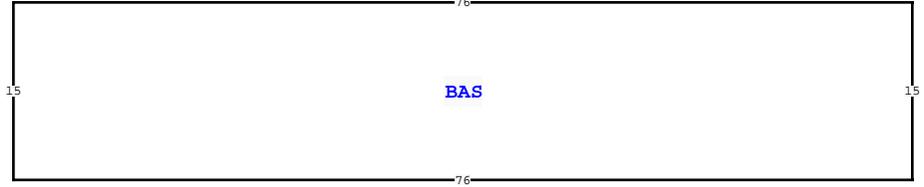
COMM AT NW COR SEC, RUN S  
2125.45 FT, E 634.54 FT FOR  
POB, S 479.72 FT, E 656.50 FT,

HOFFON CHARLES W II/HOFFON SYBIL L  
185 SW ILLINOIS ST  
FORT WHITE, FL 32038-6685

**2026**

30-6S-16-03989-002  


BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
TOTALS	1,140		1,140 97,607

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2017									
					Heated Area: 1140			HX Base Yr 2017				
<div style="border: 1px solid black; padding: 10px; text-align: center;">  </div>												
185 SW ILLINOIS ST, 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		97,607	
TOTAL MARKET OB/XF VALUE		13,840	
TOTAL LAND VALUE - MARKET		72,360	
TOTAL MARKET VALUE		183,807	
SOH/AGL Deduction		93,100	
ASSESSED VALUE		90,707	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		39,296	
TOTAL JUST VALUE		183,807	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,350	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051205	Roof Replacement	9,000	10/22/2024
34632	M H	325	11/08/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1177/2486	5/22/2009	WD	U	V	11	100
GRANTOR: ROBERT G & JAMIE M SH						
GRANTEE: CHARLES W II & SYBI						
1057/0888	8/31/2005	WD	Q	I		321,000
GRANTOR: ROBERT (BOB) & MARY L						
GRANTEE: ROBERT G & JAMIE M						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S15 E76 N15\$.	

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	100	36	40	1,440.00	UT	4.75	100	2009	2009	3	100	6,840	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

LAND DESCRIPTION										TOTAL OB/XF										13,840				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,360							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							