

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 95,581

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			95,581
TOTAL MARKET OB/XF VALUE			13,840
TOTAL LAND VALUE - MARKET			72,360
TOTAL MARKET VALUE			181,781
SOH/AGL Deduction			91,074
ASSESSED VALUE			90,707
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			39,296
TOTAL JUST VALUE			181,781
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			4.75	100	2009	2009	3	100	6,840	
2	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
TOTALS																

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	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	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							