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

**2027**

**30-6S-16-03989-002**

## BUILDING CHARACTERISTICS

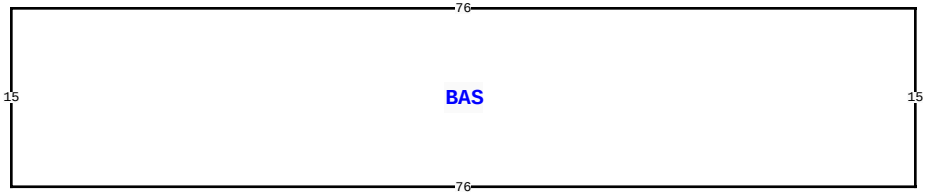
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,140 | 100 | | 1,140 | 94,563 |
| TOTALS | 1,140 | | | 1,140 | 94,563 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,140 | 112.9000 | 105.00 | 119,700 | 2015 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

1 MANUF 1 100% - 2017 Heated Area: 1140 HX Base Yr 2017




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 | 94,563 |
| TOTAL MARKET OB/XF VALUE | 15,440 |
| TOTAL LAND VALUE - MARKET | 72,360 |
| TOTAL MARKET VALUE | 182,363 |
| SOH/AGL Deduction | 87,287 |
| ASSESSED VALUE | 95,076 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 43,665 |
| TOTAL JUST VALUE | 182,363 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 183,381 |

| 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$.

## 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 | 36 | 40 | 1,440.00 | UT | 4.75 | 4.75 | 100 | 2009 | 2009 | 3 | 100 | 6,840 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2026 | 2025 | | 100 | 1,200 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,440

| 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 | 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 | | | | | | | |

REVIEW DATE 05/20/2026 BY JB Total Acres: 6.03 Total Land Value: 72,360 Market: 0 Agricultural: 0 Common: 72,360 PRINTED 11/17/2026 BY SYS