COMM NE COR OF NW1/4, S 1993.97
S 209.89 FT, W 1288.63 FT, N 211
1287.27 FT TO POB EX RD R/W.

THOMASON SCOTT C SR
909 SW ROBERTS AVE
FORT WHITE, FL 32038

2027

30-6S-16-03993-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

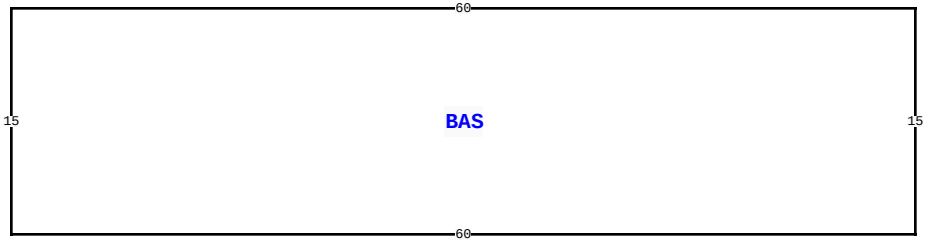
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	93,208
TOTALS	900			900	93,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	900	116.0000	111.36	100,224	2021	2021	0	0	0	7.00	93.00

2 MANUF 2 0% - 2022 Heated Area: 900 HX Base Yr



909 SW ROBERTS AVE, 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2021	2021		100	4,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,200.00	4,200.00	100	2021	2021		100	4,200	
4	0020	BARN,FR	0	0	20	48	1.00	UT	7,500.00	7,500.00	100	2021	2021		100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,208
TOTAL MARKET OB/XF VALUE	22,900
TOTAL LAND VALUE - MARKET	74,760
TOTAL MARKET VALUE	190,868
SOH/AGL Deduction	2,922
ASSESSED VALUE	187,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,946
TOTAL JUST VALUE	190,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,839

XFOB:2:1: SHAD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055951	New Residential C	200,000	06/24/2026
41383	MH		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2282	7/16/2026	QC	U	I	11	100
GRANTOR: THOMASON ELIZABETH A						
GRANTEE: THOMASON SCOTT C SR						
1314/1791	2/01/2016	WD	Q	I	01	14,000
GRANTOR: MARK & JUDITH GARRISO						
GRANTEE: SCOTT C SR & ELIZAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,9] E60 S15 W60 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,900

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	0		A-1	0.00	0.00	6.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	74,760							

REVIEW DATE 05/20/2026 BY JB Total Acres: 6.23 Total Land Value: 74,760 Market: 0 Agricultural: 0 Common: 74,760 PRINTED 11/17/2026 BY SYS