N1/2 OF THE FOLLOWING: COMM NE COR OF NW1/4, RUN S 524.73 FT FOR POB, CONT S 524.73 FT,

SMITH GRAYDON
P O BOX 675
FT WHITE, FL 32038-0675

2027

30-6S-16-03997-000

BUILDING CHARACTERISTICS

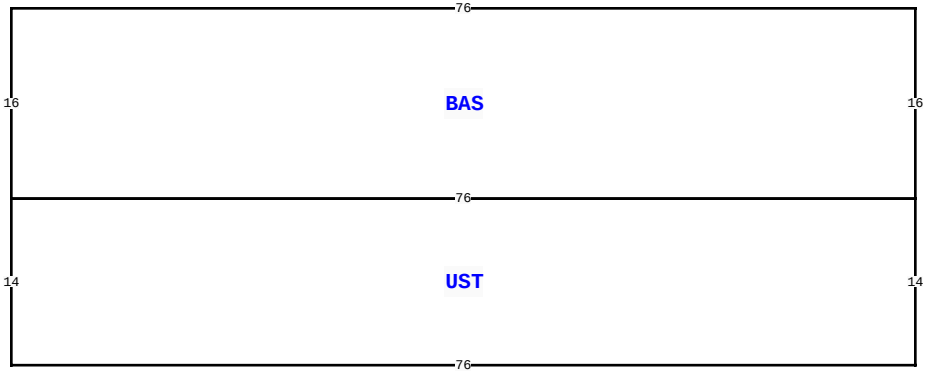
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	30616.00	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
UST	1,064	45		479	27,907
TOTALS	2,280			1,695	98,753

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,695	113.9000	105.93	179,551	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1216 HX Base Yr 2007



645 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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,753
TOTAL MARKET OB/XF VALUE		7,750
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		202,503
SOH/AGL Deduction		122,004
ASSESSED VALUE		80,499
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,088
TOTAL JUST VALUE		202,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,566

SALE:1:1: 8 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16358	M H	125	12/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0886/2416	7/30/1999	WD	Q	V		24,000
GRANTOR: KNOWLAND & LINDSEY						
GRANTEE: SMITH						
0859/1346	5/22/1998	WD	Q	V		24,000
GRANTOR: ZEPP						
GRANTEE: KNOWLAND & LINDSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 UST= S14 E76 N14 W76$ E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,750

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	8.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	96,000							

REVIEW DATE 05/21/2026 BY JB Total Acres: 8.00 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 11/17/2026 BY SYS