BEG SE COR OF SW1/4, RUN W 643.4 FT, E 648.40 FT TO A PT ON E LIN LINE 683.47 FT TO POB. (PARCEL 1

DAVIS WAYNE B/DAVIS HEATHER A OWENS
P O BOX 785
FORT WHITE, FL 32038

2027

30-6S-16-04001-112

BUILDING CHARACTERISTICS

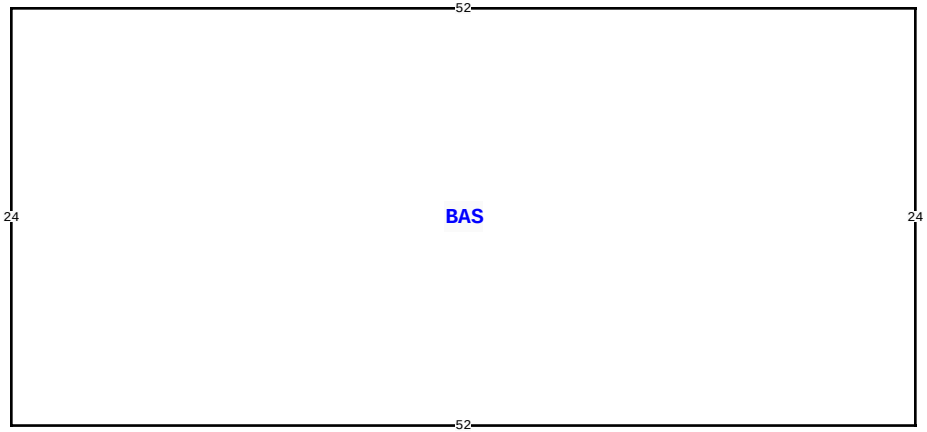
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,248	100		1,248	34,115
TOTALS	1,248			1,248	34,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,248	113.9000	68.34	85,288	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 1248 HX Base Yr 1998



235 SW LEAH CT, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		34,115
TOTAL MARKET OB/XF VALUE		8,250
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		152,475
SOH/AGL Deduction		72,901
ASSESSED VALUE		79,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,163
TOTAL JUST VALUE		152,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,475

SALE:1:1: 10.01 AC W/ WELL & SEPTIC

BLDG:1:1: DEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0850/2118	1/10/1997	CD	Q	V		29,000

GRANTOR: BULLARD MGMT

GRANTEE: DAVIS & OWENS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,250

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	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS