COMM SW COR SW1/4 OF SE1/4 OF
SEC 30, N 527.14 FT, N 625.37
FT TO POB. N 163.96 FT, CONT N

COLLINS ROBERT JOSEPH/COLLINS LEI ANN
248 SW POWDER CT
FORT WHITE, FL 32038

2027

30-6S-16-04002-029

BUILDING CHARACTERISTICS

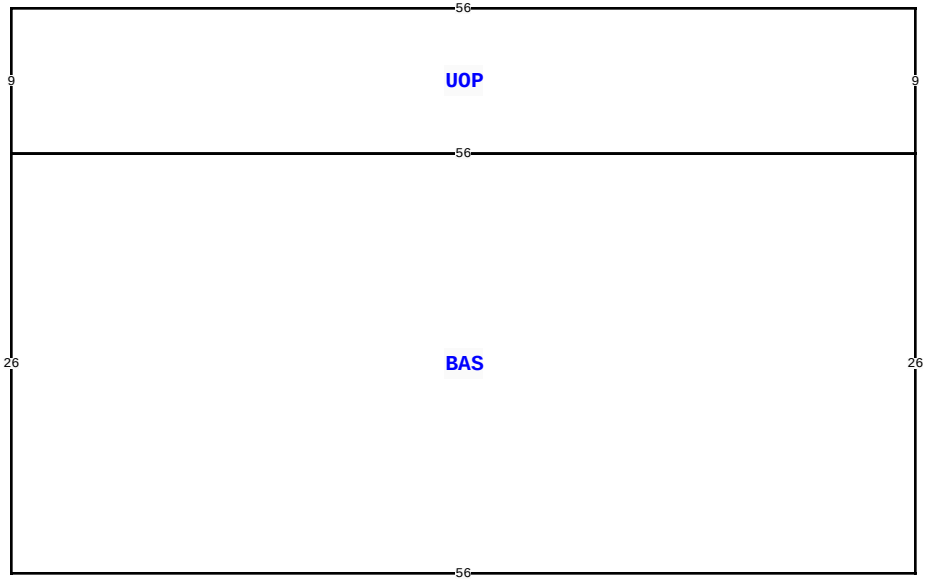
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	129,557
UOP	504	25		126	11,211
TOTALS	1,960			1,582	140,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,582	113.9000	105.93	167,581	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2020 Heated Area: 1456 HX Base Yr 2020



248 SW POWDER 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	
5	0031	BARN,MT AE	0	100	30	50	1,500.00	UT	13.00	13.00	100	2019	2019	3	100	19,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		140,768
TOTAL MARKET OB/XF VALUE		34,100
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		284,978
SOH/AGL Deduction		93,438
ASSESSED VALUE		191,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,129
TOTAL JUST VALUE		284,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051534	Roof Replacement	10,636	11/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0024	11/06/2019	WD	Q	V	01	60,000

GRANTOR: BULLARD MANAGEMENT SE

GRANTEE: ROBERT JOSEPH & LEI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$ UOP= N9 W56 S9 E56$.

LAND DESCRIPTION

TOTAL OB/XF 34,100

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 05/26/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS