LOT 9 FRY ACRES S/D.

778-2023, DC 1428-1740,

MAUTTE CHRISTEL
P O BOX 24
FORT WHITE, FL 32038

2027

31-6S-16-04009-109

BUILDING CHARACTERISTICS

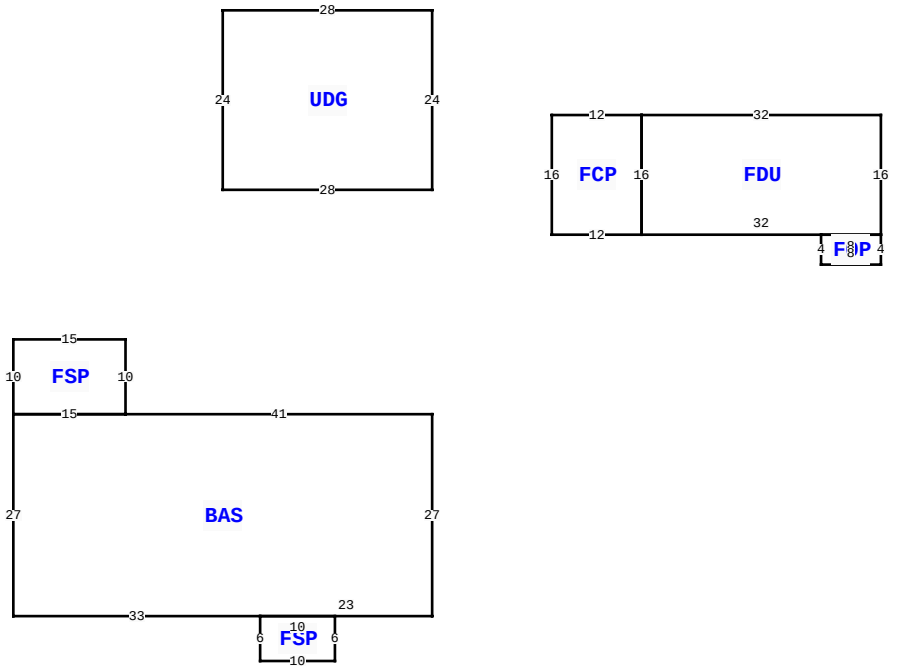
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	31616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	42,747
FCP	192	25		48	1,357
FDU	512	75		384	10,856
FOP	32	35		11	311
FSP	60	40		24	678
FSP	150	40		60	1,696
UDG	672	60		403	11,394
TOTALS	3,130			2,442	69,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,442	117.8000	70.68	172,601	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1512 HX Base Yr



2561 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2026 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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,200	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	70	1993	1993	3	70	1,008	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		69,040
TOTAL MARKET OB/XF VALUE		10,408
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		103,448
SOH/AGL Deduction		44,168
ASSESSED VALUE		59,280
TOTAL EXEMPTION VALUE	HX HB WX	39,280
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		103,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11252	GARAGE	65	06/10/1996
7891	M H	100	12/13/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0778/2023	8/18/1993	WD	Q	V		6,700

GRANTOR: SOUTHLAND TIMBER

GRANTEE: STANLEY MAUTTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FSP= N10 W15 S10 E15$ W15 S27 E33 FSP= S6 E10 N6 W10$ E23 N27$ PTR= N30 UDG= N24 W28 S24 E28$ S30$ PTR= N20 E60 FOP= N4 FDU= N16 W32 FCP= W12 S16 E12 N16$ S16 E32$ W8 S4 E8$ S20 W60$.

LAND DESCRIPTION

TOTAL OB/XF 10,408

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 06/22/2026 BY AJ Total Acres: 2.11 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS