LOT 21 TURKEY HAVEN S/D UNREC MO
DESC: COMM NE COR OF NW1/4, RUN
1958.55 FT FOR POB, CONT W 660.5

TAYLOR JOSH/TAYLOR HILLARY
164 SW FENTON GLN
FORT WHITE, FL 32038

**2027**

**32-5S-16-03737-121**

## BUILDING CHARACTERISTICS

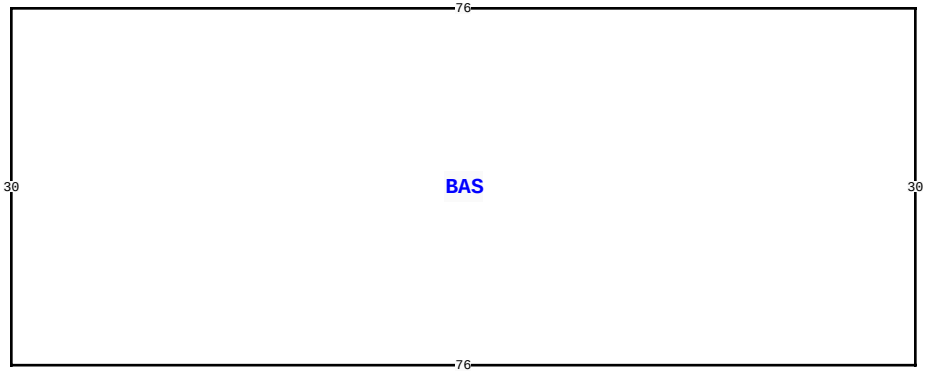
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 29516.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,280 | 100 | | 2,280 | 41,871 |
| TOTALS | 2,280 | | | 2,280 | 41,871 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 02 | 2,280 | 74.0520 | 59.24 | 135,067 | 2009 | 2009 | 0 | 0 | 30 | 39.00 | 31.00 |

1 MANUF 1 0% - 2026 Heated Area: 2280 HX Base Yr




164 SW FENTON GLN, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 30 | 40 | 1,200.00 | UT | 10.00 | 10.00 | 80 | 2009 | 2009 | 3 | 80 | 9,600 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2009 | 2009 | 3 | 100 | 1,200 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 41,871 |
| TOTAL MARKET OB/XF VALUE | 18,400 |
| TOTAL LAND VALUE - MARKET | 112,310 |
| TOTAL MARKET VALUE | 172,581 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 172,581 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 172,581 |
| TOTAL JUST VALUE | 172,581 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 173,104 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27539 | M H | 375 | 12/23/2008 |
| 19736 | M H | 125 | 07/12/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1554/980 | 11/14/2025 | WD | Q | I | 01 | 160,000 |
| GRANTOR: DAVIS KRISTY FKA KRIS | | | | | | |
| GRANTEE: TAYLOR JOSH | | | | | | |
| 0996/0486 | 9/30/2003 | WD | Q | I | 04 | 100 |
| GRANTOR: BKL PROPERTIES | | | | | | |
| GRANTEE: RONALD P DOERSELN & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 18,400

| 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 | 10.21 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 112,310 | | | | | | | |

REVIEW DATE 02/17/2026 BY TP Total Acres: 10.21 Total Land Value: 112,310 Market: 0 Agricultural: 0 Common: 112,310 PRINTED 11/17/2026 BY SYS