LOT 22 TURKEY HAVEN S/D UNREC MO
DESC: COMM NE COR OF NW1/4, RUN
FT, W 1305.69 FT FOR POB, CONT W

FISCHER GREGORY ALLEN/FISCHER BRITTANY
322 SW FENTON GLN
FORT WHITE, FL 32038

2027

32-5S-16-03737-122

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 80
Interior Floo	13	LAM/VNLPLK 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	04	04 100
Quality	05	05
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 02

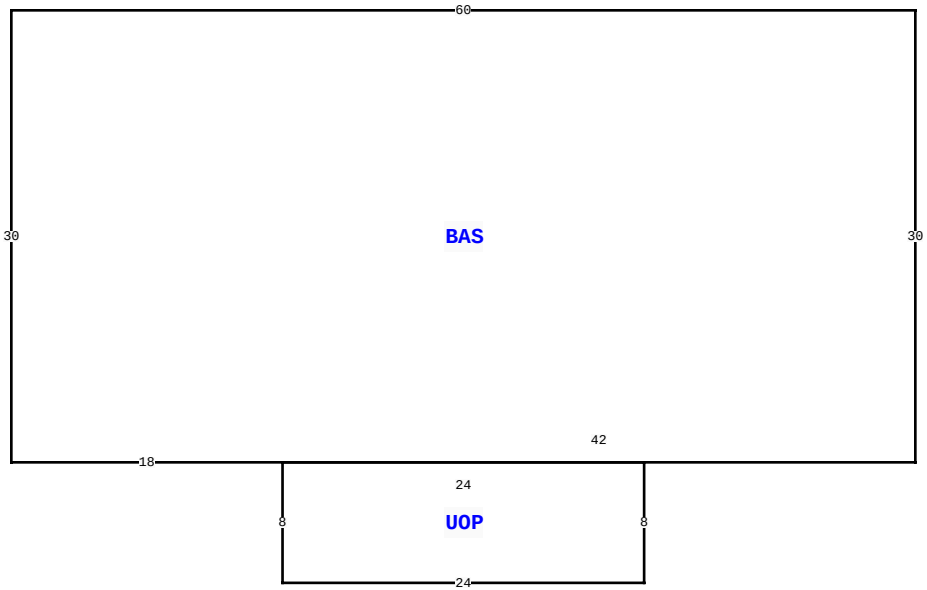
NEIGHBORHOOD/LOC 29516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	115,662
UOP	192	25		48	3,084
TOTALS	1,992			1,848	118,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,848	125.6200	116.83	215,902	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2022 Heated Area: 1800 HX Base Yr 2022



322 SW FENTON GLN, 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	2007	2007	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0030	BARN,MT	0	100	30	28	840.00	UT	15.00	15.00	100	2022	2021		100	12,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,746
TOTAL MARKET OB/XF VALUE		21,800
TOTAL LAND VALUE - MARKET		110,330
TOTAL MARKET VALUE		250,876
SOH/AGL Deduction		89,004
ASSESSED VALUE		161,872
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,461
TOTAL JUST VALUE		250,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25905	M H	275	06/11/2007
19921	M H	125	09/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/2392	11/04/2021	WD	Q	I	01	250,000
GRANTOR: BROWN SUSAN L						
GRANTEE: FISCHER GREGORY ALL						
1424/2102	11/17/2020	LE	U	I	14	100
GRANTOR: SUSAN LYNN BROWN & JU						
GRANTEE: SUSAN L BROWN(ENH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E18 UOP= S8 E24 N8 W24$ E42 N30$.

LAND DESCRIPTION

TOTAL OB/XF 21,800

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	10.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,330							

REVIEW DATE 06/15/2026 BY JB Total Acres: 10.03 Total Land Value: 110,330 Market: 0 Agricultural: 0 Common: 110,330 PRINTED 11/17/2026 BY SYS