

COMM AT SE COR OF SEC, RUN W
15 FT FOR POB, RUN S 15 FT, W
615 FT, N 130.35 FT TO S R/W

HOWES SHAWN A/HOWES TWYLA N
1068 SW WILSON SPRINGS RD
FORT WHITE, FL 32038

2026

32-6S-16-04020-001
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Stories	1. 1. 100
Architectural	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	32616.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,076
FSP	640
UGR	1,120
TOTALS	3,836

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF 2	0%	2021								
Heated Area: 2076 HX Base Yr											
BLD DATE		LGL DATE	05/14/2024	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		3
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,595
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		25,950
TOTAL MARKET VALUE		214,645
SOH/AGL Deduction		5,290
ASSESSED VALUE		209,355
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		209,355
TOTAL JUST VALUE		214,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23402	GARAGE	250	07/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0273	4/17/2020	WD	Q	I	01	163,500
GRANTOR: LEONARD G ROSENBECK						
GRANTEE: SHAWN A & TWYLA N H						
1403/2075	1/17/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEONARD G ROSENBECK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W68 S31 E27 N2 E16 S2 E25 FSP= S1 E20 UGR= S8 E28 N40 W28 S32\$ N32 W20 S31\$ N31\$.	

EXTRA FEATURES																	
L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC, PAVMT	0	0	20	10	200.00	UT	2.50	2.50	100	2005	2005	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	0	0	120.00	UT	2.50	2.50	100	2005	2005	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	50	2008	2008	3	50	100	
TOTALS															9,100		

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	3.46	AC		1.00	1.00	1.00	7,500.00	7,500.00	25,950							