COMM NE COR OF NW1/4 OF SW1/4, R
W 210 FT, S 105 FT FOR POB, CONT
FT, N 105 FT, E 210 FT TO POB.

FLEMING AUBRILL/SMITH NATASHA
326 SW PLYMOUTH AVE
FORT WHITE, FL 32038

2027

33-6S-16-04045-006

BUILDING CHARACTERISTICS

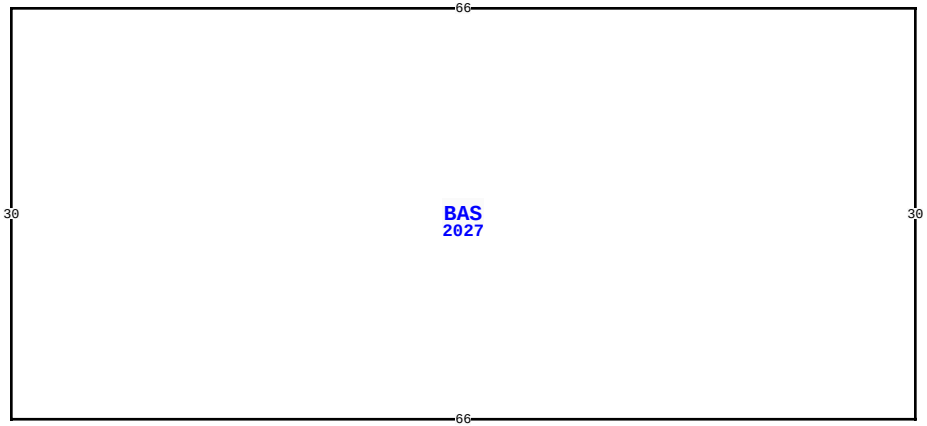
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2027	1,980	203,916
TOTALS	1,980			1,980	203,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,980	113.0000	105.09	208,078	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1980 HX Base Yr



328 SW PLYMOUTH AVE, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	203,916
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	9,180
TOTAL MARKET VALUE	218,096
SOH/AGL Deduction	0
ASSESSED VALUE	218,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,096
TOTAL JUST VALUE	218,096
NCON VALUE	205,916
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055454	Mobile Home		04/10/2026
000055324	Right-of-Way Acce		03/25/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/983	1/03/2025	QC	U	I	11	100

GRANTOR: FLEMING MARY ELIZABET

GRANTEE: FLEMING AUBRILL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=19,7] E66 S30 W66 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,000

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			0.00	0.00	0.51	AC		1.00	1.00	1.00	18,000.00	18,000.00	9,180							

REVIEW DATE 07/17/2026 BY Andres Total Acres: 0.51 Total Land Value: 9,180 Market: 0 Agricultural: 0 Common: 9,180 PRINTED 11/17/2026 BY SYS