

COMM SE COR OF SW1/4 OF SW1/4 &
TO POB, THENCE SW 381.69 FT TO S
ANCIENT OAKS, THENCE N 729.61 FT

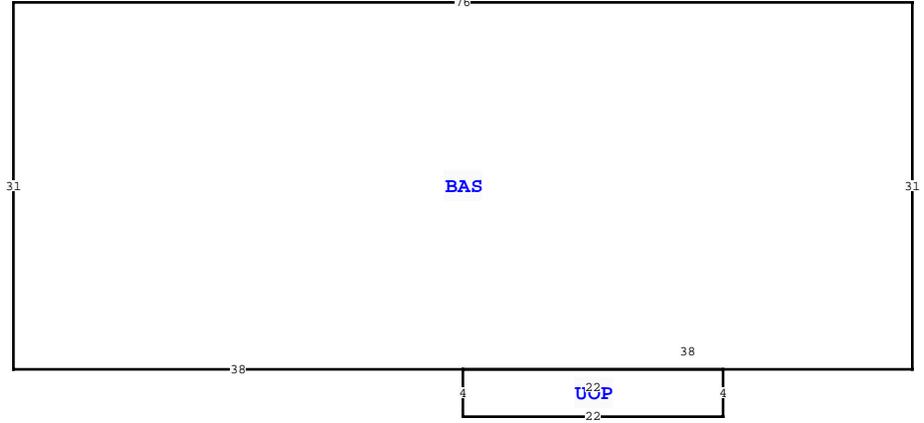
SPARKMAN GABRIEL/SPARKMAN SARA
1289 SW MORNING STAR GLN
FORT WHITE, FL 32038

2026

35-5S-16-03754-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Architctual	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	35516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	88	25	
TOTALS	2,444		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 2356		HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,517
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			219,017
SOH/AGL Deduction			0
ASSESSED VALUE			219,017
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			167,606
TOTAL JUST VALUE			219,017
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21838	M H	340	05/06/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1694	6/16/2025	WD	U	I	37	175,000
GRANTOR: RAVEN SANDRA J						
GRANTEE: SPARKMAN GABRIEL						
1021/2557	7/21/2004	WD	Q	V	04	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JOHN M & SANDRA J R						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0040	BARN, POLE	0.00
3	9945	Well/Sept	7,000.00
TOTALS		2,444	145,517

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026		MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W76 S31 E38 UOP= S4 E22 N4 W22\$ E38 N31\$.											

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							