LOT 24 BLOCK WEST COLUMBIA EAST-
851-2426, WD 1019-811, WD 1295-7

HOLT RANDY LEE
PO BOX 128
FORT WHITE, FL 32038

2027

35-5S-16-03755-027

BUILDING CHARACTERISTICS

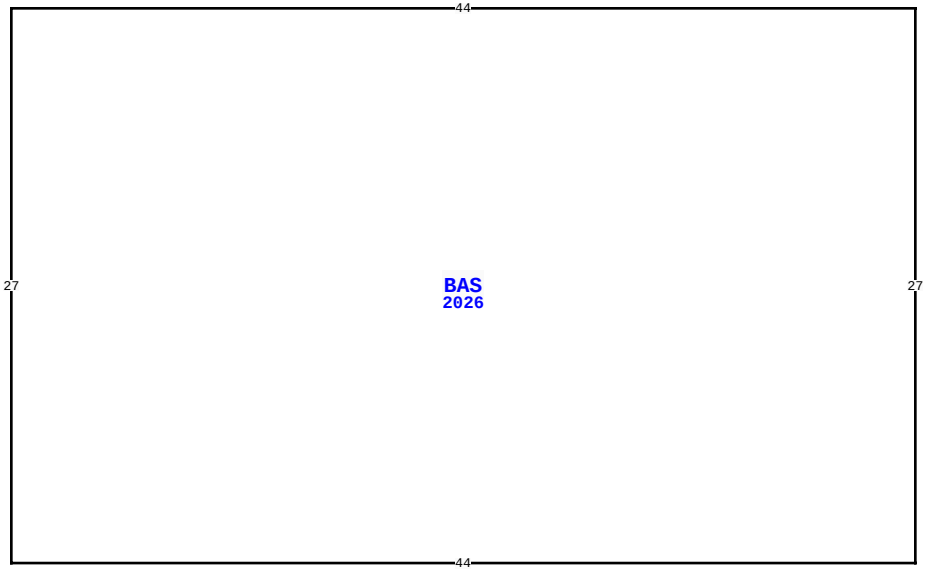
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	35516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2026	1,188	88,688
TOTALS	1,188			1,188	88,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,188	113.8000	91.04	108,156	2016	2016	0	0	0	18.00	82.00

1 MANUF 1 0% - 2026 Heated Area: 1188 HX Base Yr



197 SW TANNER GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,688
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	136,488
SOH/AGL Deduction	0
ASSESSED VALUE	136,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,488
TOTAL JUST VALUE	136,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53661	Roof Replacement	8,500	07/28/2025
34098	M H	517	05/27/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/135	7/07/2025	WD	U	I	21	35,000
GRANTOR: JEAN WOODLANDS, LLC						
GRANTEE: HOLT RANDY LEE						
1295/0072	5/20/2015	WD	U	V	37	13,000
GRANTOR: EDWARD SMITH JR						
GRANTEE: JEAN WOODLAND, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,12] E44 S27 W44 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 09/04/2025 BY TP Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS