LOT 11 COLUMBIA SOUTH S/D.

748-995, 807-1298, WD 1141-1104,

WILSON ROGER/WILSON JENNIFER
108 SW TANNER GLEN
FORT WHITE, FL 32038

2027

35-5S-16-03755-111

BUILDING CHARACTERISTICS

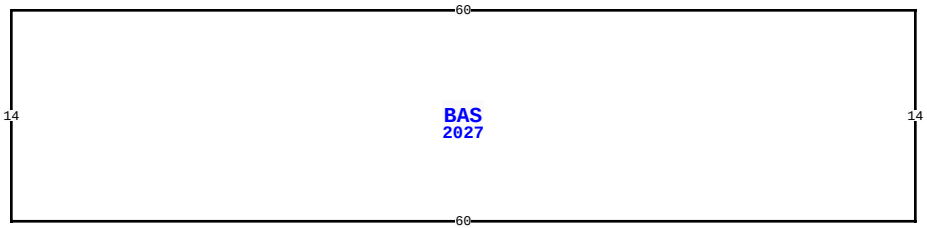
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	35516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2027	840	79,620
TOTALS	840			840	79,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	112.0000	104.16	87,494	2020	2020	0	0	0	9.00	91.00

1 MANUF 1 0% - 2027 Heated Area: 840 HX Base Yr



106 SW TANNER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	79,620
TOTAL MARKET OB/XF VALUE	16,000
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	135,620
SOH/AGL Deduction	8,074
ASSESSED VALUE	127,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	127,546
TOTAL JUST VALUE	135,620
NCON VALUE	79,620
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39949	M H	0	06/16/2020
38848	M H	0	11/01/2019
26785	M H	510	02/20/2008
9655	M H	125	04/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1383/0433	4/24/2019	WD	Q	I	01	69,000
GRANTOR: JEANETTE DIEKMANN-HON						
GRANTEE: ROGER & JENNIFER WI						
1141/1104	1/18/2008	WD	Q	V		45,000
GRANTOR: E A GREEN & VICKIE GR						
GRANTEE: JEANETTE DIEKMANN-H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=14,8] E60 S14 W60 N14 $

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LAND DESCRIPTION

TOTAL OB/XF 16,000

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		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 04/10/2026 BY KS Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS