LOT 12 COLUMBIA SOUTH S/D.
729-774, 748-968, 804-1068, 806-

FARIS KEVIN L
224 SW TANNER GLN
FORT WHITE, FL 32038

2026

35-5S-16-03755-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

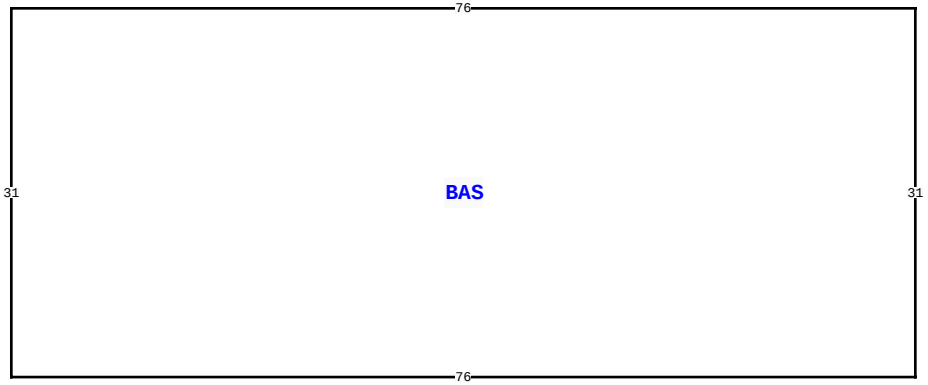
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	35516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	68,220
TOTALS	2,356			2,356	68,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	114.9000	72.39	170,551	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 2356 HX Base Yr 2005



224 SW TANNER GLN, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		68,220
TOTAL MARKET OB/XF VALUE		21,150
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		129,370
SOH/AGL Deduction		42,000
ASSESSED VALUE		87,370
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,959
TOTAL JUST VALUE		129,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051732	Roof Replacement	12,350	12/06/2024
16559	M H	125	02/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0898/2508	3/14/2000	WD	Q	V		15,500
GRANTOR: D JACKSON						
GRANTEE: K FARIS						
0878/1830	4/15/1999	WD	Q	V		12,500
GRANTOR: E MARTIN						
GRANTEE: D JACKSON						

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	0040	BARN,POLE	0	100	0	0	1.00	UT	2,500.00	2,500.00	50	2003	2003	3	50	1,250	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	12,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 21,150

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	100		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 05/11/2026 BY SYS