LOT 4 FERNWOOD ESTATES S/D.

499-557, 842-413, LE 1251-1888,

TURNER COREY
304 SW CURTAIN LN
FORT WHITE, FL 32038

2026

36-5S-15-00485-064

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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

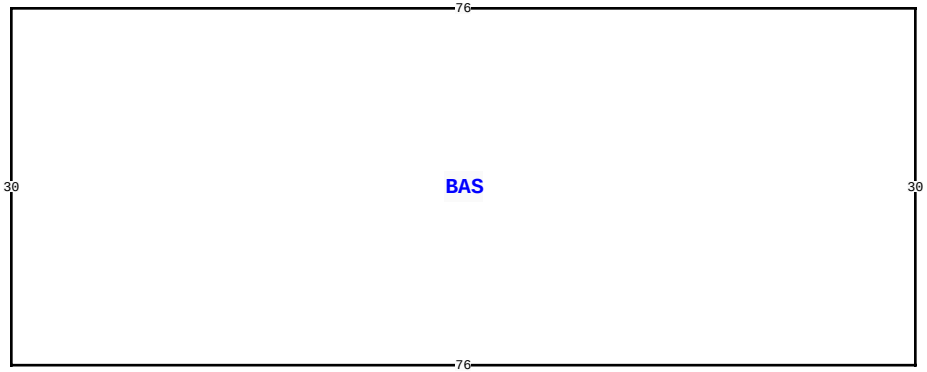
NEIGHBORHOOD/LOC 36515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	173,325
TOTALS	2,280			2,280	173,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	107.07	244,120	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2019 Heated Area: 2280 HX Base Yr 2019



260 SW CURTAIN LN, 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0031	BARN,MT AE	0	100	26	30	780.00	UT	9.00	9.00	100	2012	2012	3	100	7,020	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,325
TOTAL MARKET OB/XF VALUE		14,420
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		252,745
SOH/AGL Deduction		107,952
ASSESSED VALUE		144,793
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,382
TOTAL JUST VALUE		252,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37715	PUMP/UTPOL	50	02/05/2019
29847	M H	375	12/29/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1888	3/21/2013	QC	U	I	14	100
GRANTOR: JAMES MEASEL (LIFE ES						
GRANTEE: COREY TURNER (REMAI						
0842/0413	6/17/1997	WD	Q	I		35,500
GRANTOR: TURNER						
GRANTEE: MEASEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 14,420

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	65,000.00	65,000.00	65,000							

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.20 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/11/2026 BY SYS