

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  
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BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 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	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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	
1	MANUF	1	100%	- 2019	Heated Area: 2280			HX Base Yr 2019				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>30</p> <p>BAS</p> <p>76</p> <p>30</p> </div>												
BLD DATE				LGL DATE				04/07/2025 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

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			55,000
TOTAL MARKET VALUE			242,745
SOH/AGL Deduction			97,952
ASSESSED VALUE			144,793
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			93,382
TOTAL JUST VALUE			242,745
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						

EXTRA FEATURES																
L N	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				400	
2	0031	BARN,MT AE	0	100	26	30			780.00	UT	9.00				7,020	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
TOTALS													14,420			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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	55,000.00	55,000.00	55,000								