LOT 18 FERNWOOD ESTATES S/D.

PROB #00-111-CP 906-1074,1090, P

WORKS JEFFREY SCOTT/WORKS JAMES MICHAEL
2154 SW SPRUCE RD
FORT WHITE, FL 32038

2027

36-5S-15-00485-078

BUILDING CHARACTERISTICS

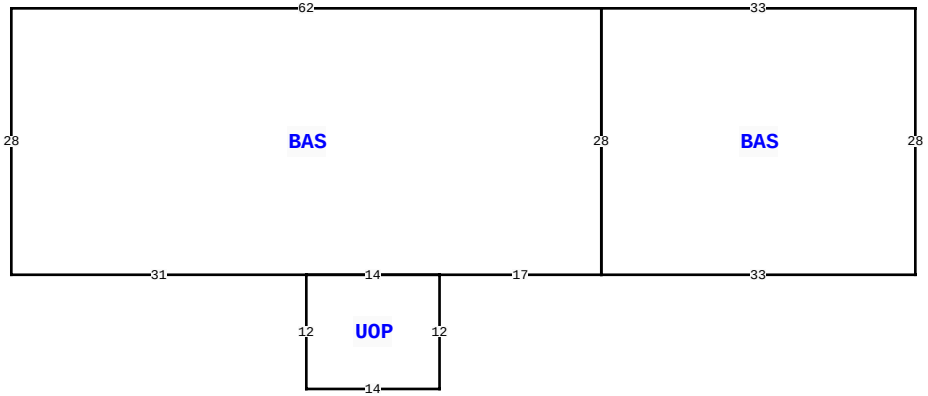
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	924	100		924	23,532
BAS	1,736	100		1,736	44,212
UOP	168	25		42	1,070
TOTALS	2,828			2,702	68,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,702	106.1100	63.67	172,036	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 50% - 2021 Heated Area: 2660 HX Base Yr 2021



2150 SW SPRUCE RD, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,422
TOTAL MARKET OB/XF VALUE		13,780
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		199,202
SOH/AGL Deduction		30,890
ASSESSED VALUE		168,312
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		143,312
TOTAL JUST VALUE		199,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19200	M H	2,072,002	02/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1420/2786	10/03/2020	QC	U	I	11	100
GRANTOR: TAMMY FAY YELLE & MAR						
GRANTEE: JEFFERY SCOTT WORKS						
0938/1606	10/23/2001	WD	P	V	99	16,000
GRANTOR: PATRICIA O'NEAL						
GRANTEE: TAMMY F YELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S28 E31 UOP= S12 E14 N12 W14 $ E14 E17 BAS= E33 N28 W33 S28$ N28$.

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	50	5	8	40.00	UT	2.00	2.00	100	2001	2001	3	100	80	
2	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
7	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
8	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,780

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	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							
2	0200	C	MBL HM	50		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	65,000.00	65,000.00	32,500							

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

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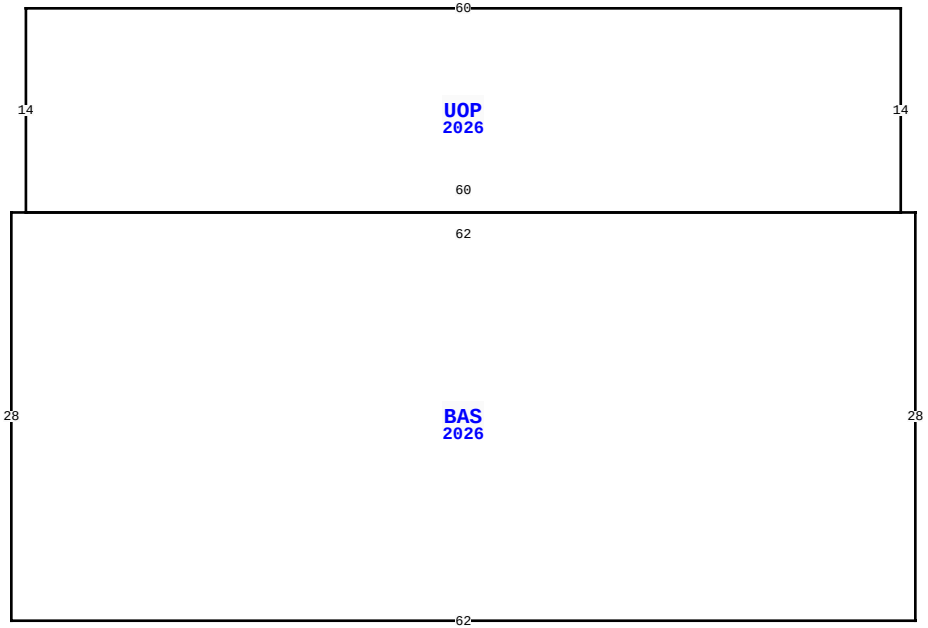
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	36515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	2026	1,736	46,039
UOP	840	25	2026	210	5,569
TOTALS	2,576			1,946	51,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,946	110.5000	66.30	129,020	1995	1995	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2026 Heated Area: 1736 HX Base Yr 2021



2150 SW SPRUCE RD, 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

COLUMBIA COUNTY PROPERTY

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0938/1606	10/23/2001	WD	P	V	99	16,000
GRANTOR: PATRICIA O'NEAL						
GRANTEE: TAMMY F YELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,10] E62 S28 W62 N28 $
UOP=[YR=2026;ORIG=16,-4] E60 S14 W60 N14 $
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LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY KS Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS