LOT 23 FERNWOOD ESTATES S/D.
848-319, 849-1511, WD 1178-657,

WATERS DAVID RAY SR
515 SW CURTAIN LN
FT WHITE, FL 32038

**2027**

**36-5S-15-00485-083**

## BUILDING CHARACTERISTICS

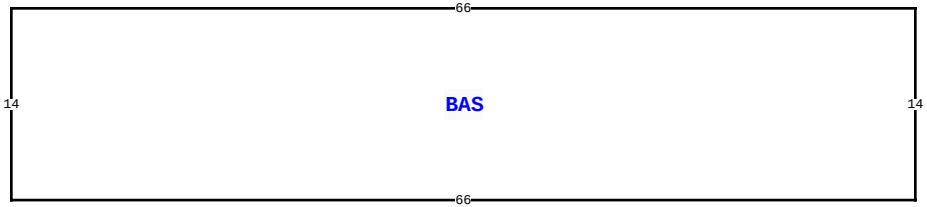
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| 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 | 20,602 |
| TOTALS | 924 | | | 924 | 20,602 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 92.9000 | 55.74 | 51,504 | 1984 | 1984 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2022 Heated Area: 924 HX Base Yr 2022




515 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,400.00 | 1,400.00 | 100 | 2026 | 2025 | | 100 | 1,400 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 20,602 |
| TOTAL MARKET OB/XF VALUE | | 8,400 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 94,002 |
| SOH/AGL Deduction | | 31,973 |
| ASSESSED VALUE | | 62,029 |
| TOTAL EXEMPTION VALUE | HX HB | 37,029 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 94,002 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 94,002 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14078 | PUMP/UTPOL | 30 | 05/29/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1364/1095 | 7/11/2018 | WD | Q | I | 01 | 45,000 |
| GRANTOR: ALLSON SHORTELL | | | | | | |
| GRANTEE: DAVID RAY WATERS SR | | | | | | |
| 1178/0657 | 7/27/2009 | WD | Q | V | 01 | 45,000 |
| GRANTOR: TIMOTHY M & DEBRA H Z | | | | | | |
| GRANTEE: ALLSON SHORTELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 8,400

| 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: 5.11 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS