LOT 25 FERNWOOD ESTATES S/D.

PROB #00-111-CP ORB 906-1074, TH

BECKENBACH LYNDIA L
365 SW CURTIAN LN
FORT WHITE, FL 32038

2027

36-5S-15-00485-085

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		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

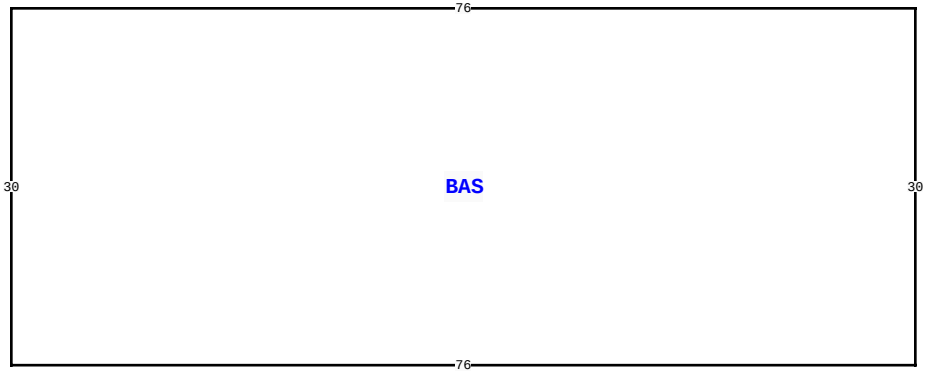
NEIGHBORHOOD/LOC 36515.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	137,501
TOTALS	2,280			2,280	137,501

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	117.9000	109.65	250,002	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2280 HX Base Yr 2005



365 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0060	CARPORT F	0	100	15	30	450.00	UT	5.00	5.00	100	2005	2005	3	100	2,250	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0030	BARN,MT	0	0	30	30	900.00	UT	12.00	12.00	100	2005	2005	3	100	10,800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,800	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,501
TOTAL MARKET OB/XF VALUE		24,850
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		227,351
SOH/AGL Deduction		98,660
ASSESSED VALUE		128,691
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		72,280
TOTAL JUST VALUE		227,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22332	M H	268	09/22/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/1753	8/10/2004	WD	U	V	09	31,000
GRANTOR: SINGLETARY & NORRIS						
GRANTEE: BECKENBACH						
1018/0270	6/08/2004	WD	Q	V		29,000
GRANTOR: ALFREDO & JUNTINA OCA						
GRANTEE: R DARRELL SINGLETAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 24,850

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