LOT 32 FERNWOOD ESTATES S/D.

ORB 480-395, 734-147, 735-381

NORRIS JOHNNIE L/NORRIS GENEVIEVE G
686 CURTAIN LANE
FORT WHITE, FL 32038

2027

36-5S-15-00485-092

BUILDING CHARACTERISTICS

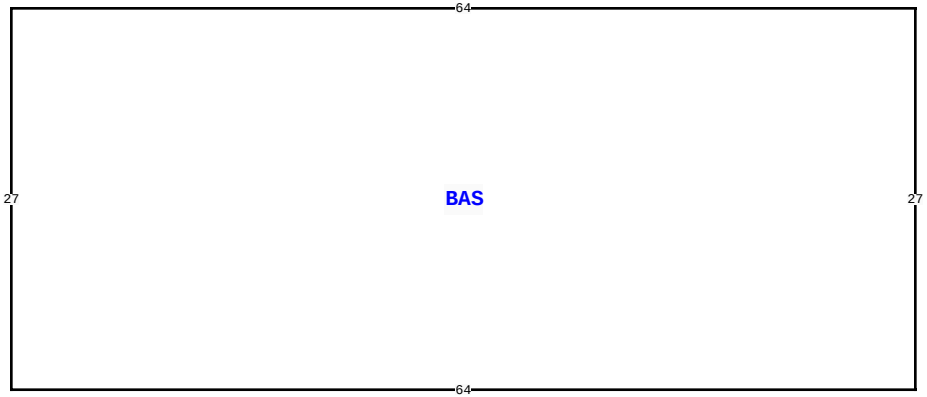
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,728	100		1,728	48,066
TOTALS	1,728			1,728	48,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	115.9000	69.54	120,165	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1728 HX Base Yr



686 SW CURTAIN LN, 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
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,066
TOTAL MARKET OB/XF VALUE		8,050
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		121,116
SOH/AGL Deduction		58,380
ASSESSED VALUE		62,736
TOTAL EXEMPTION VALUE	HX HB	37,736
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		121,116
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,116

LAND:1:1: 5.00 AC.

XFOB:1:1: VOGUE M H

SALE:1:1: LOT 32 FERNWOOD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8654	M H	125	07/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0734/0147	10/15/1990	WD	Q	I		30,000

GRANTOR: WILLIAM TAYLOR

GRANTEE: JOHNNIE NORRIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E64 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,050

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	0102	C	SFR/MH	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