LOT 5 BLOCK A SPRING HILLS S/D.
653-458,779-238, 819-1789-1790,

SPHALER MEGAN MARIE
394 SW WALNUT PL
FORT WHITE, FL 32038

2027

36-5S-15-00488-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	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

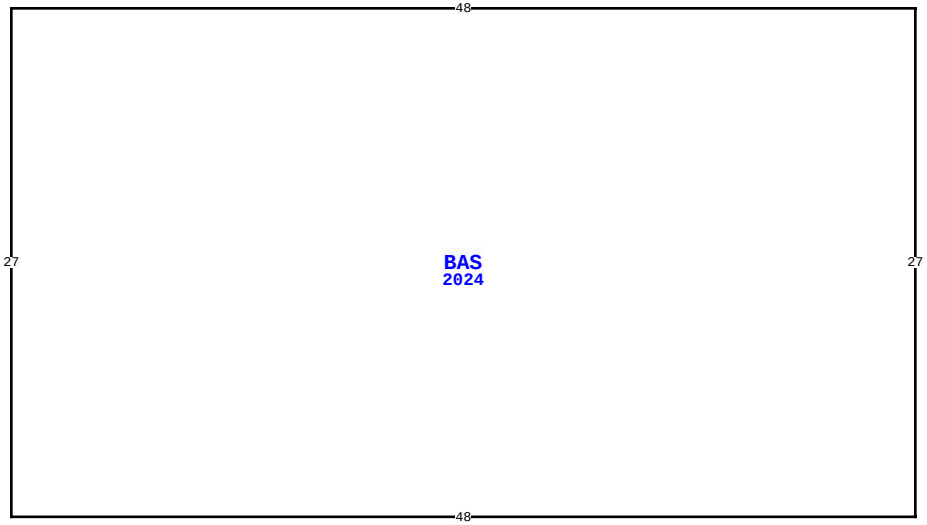
NEIGHBORHOOD/LOC 36515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2024	1,296	128,845
TOTALS	1,296			1,296	128,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,296	113.8000	109.25	141,588	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2025 Heated Area: 1296 HX Base Yr 2025



394 SW WALNUT PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	
3	0080	DECKING	0	100	0	0	1.00	UT	350.00	350.00	100	2026	2025		100	350	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,845
TOTAL MARKET OB/XF VALUE		9,150
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		159,995
SOH/AGL Deduction		0
ASSESSED VALUE		159,995
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,584
TOTAL JUST VALUE		159,995
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2600	8/10/2023	WD	Q	I	01	179,900
GRANTOR: WARREN DONALD RAY III						
GRANTEE: SPHALER MEGAN MARIE						
1494/1650	7/12/2023	WD	U	V	34	17,900
GRANTOR: DEAS-BULLARD PROPERTI						
GRANTEE: WARREN DONALD RAY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S27 E48 N27 W48 $

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LAND DESCRIPTION

TOTAL OB/XF 9,150

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	22,000.00	22,000.00	22,000							

REVIEW DATE 03/30/2026 BY KS Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS