LOT 9 BLOCK A SPRING HILLS S/D.
646-720, 927-1605, 928-268, DC 1

MASON VICTORIA/MASON MICHAEL
264 SW WALNUT PL
FORT WHITE, FL 32038

2027

36-5S-15-00488-009

BUILDING CHARACTERISTICS

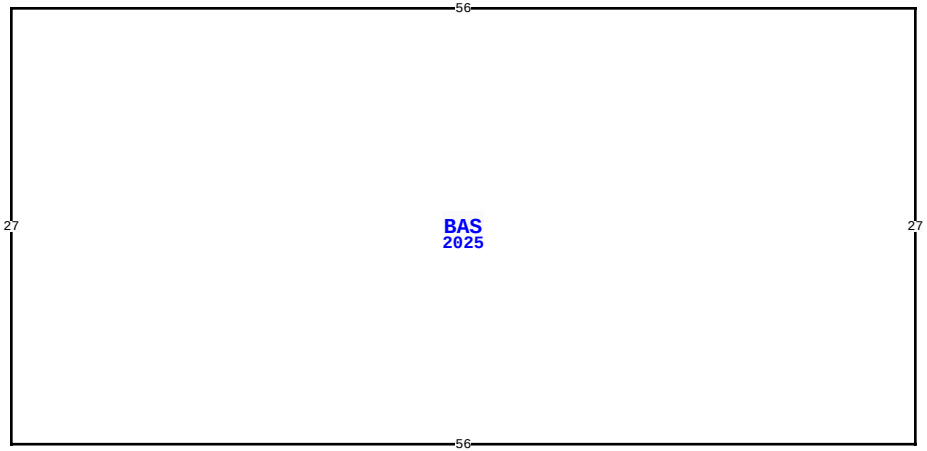
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2025	1,512	165,764
TOTALS	1,512			1,512	165,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,512	113.0000	111.87	169,147	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2026 Heated Area: 1512 HX Base Yr 2026



264 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			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,764
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		194,764
SOH/AGL Deduction		0
ASSESSED VALUE		194,764
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		138,353
TOTAL JUST VALUE		194,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050244	Mobile Home		07/01/2024
000050010	Right-of-Way Acce		05/31/2024
23236	M H	304	06/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1521/711	8/12/2024	WD	Q	I	01	231,500
GRANTOR: HOMETOWN INVESTORS, L						
GRANTEE: MASON VICTORIA						
1506/2496	1/22/2024	WD	U	I	11	100
GRANTOR: CINERA GROUP LLC						
GRANTEE: HOMETOWN INVESTORS,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=18,8] E56 S27 W56 N27 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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