LOT 10 BLOCK A SPRING HILLS S/D.
927-1605, DC 1434-2603, PB 1435-

GAAL RHIONNA K
244 SW WALNUT PL
FORT WHITE, FL 32038

2027

36-5S-15-00488-010

BUILDING CHARACTERISTICS

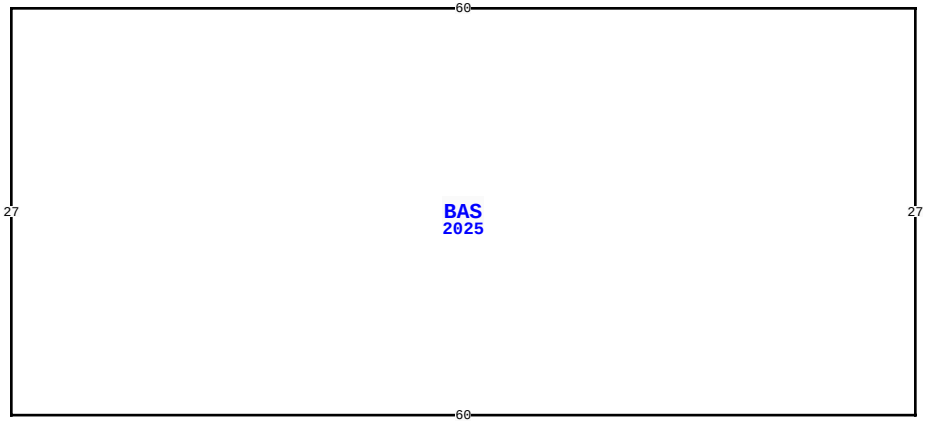
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,620	100	2025	1,620	144,154
TOTALS	1,620			1,620	144,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,620	113.5000	90.80	147,096	2024	2024	0	0	0	2.00	98.00

1 MANUF 1 100% - 2026 Heated Area: 1620 HX Base Yr 2026



244 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	
2	0296	SHED METAL	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		144,154
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		174,554
SOH/AGL Deduction		0
ASSESSED VALUE		174,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		123,143
TOTAL JUST VALUE		174,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050178	Mobile Home		06/21/2024
000050025	Right-of-Way Acce		05/31/2024
21698	M H	357	04/05/2004
19100	M H	125	01/07/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1102	1/10/2025	WD	Q	I	01	230,000
GRANTOR: HOMETOWN INVESTORS, L						
GRANTEE: GAAL RHIONNA K						
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=19,16] E60 S27 W60 N27 $
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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	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