LOT 15 BLOCK C SPRING HILLS S/D.
711-386, 818-654, PB 860-2482, D

ARTHUR ELIZABETH
140 SW CACTUS GLN
FORT WHITE, FL 32038

2026

36-5S-15-00488-065

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

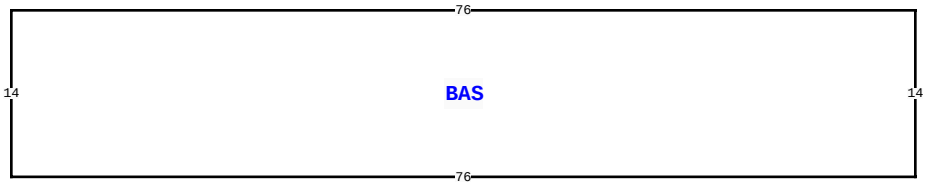
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36515.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	22,536
TOTALS	1,064			1,064	22,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	88.2550	52.95	56,339	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2016 Heated Area: 1064 HX Base Yr 2016



140 SW CACTUS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		22,536
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		54,636
SOH/AGL Deduction		23,814
ASSESSED VALUE		30,822
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		5,822
TOTAL JUST VALUE		54,636
NCON VALUE		3,100
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,536

XFOB:2:1: MH USED AS STORAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1295	12/30/2016	QC	U	I	11	100
GRANTOR: JONATHAN BENNETT						
GRANTEE: ELIZABETH ARTHUR						
1275/0655	5/23/2014	WD	Q	I	01	30,000
GRANTOR: CINDY L KENT						
GRANTEE: ELIZABETH ARTHUR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	0263	PRCH,USP	0	100	8	16	1.00	UT	2,100.00	2,100.00	100	2026	2025		100	2,100	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	167.00	262.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/25/2026 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/08/2026 BY SYS