LOTS 11 & 12 BLOCK F SPRING HILL
788-2056, 920-581, 943-2296, DC

SMITH MICHELLE LYNN
418 SW TAMPA GLN
FORT WHITE, FL 32038

2027

36-5S-15-00488-106

BUILDING CHARACTERISTICS

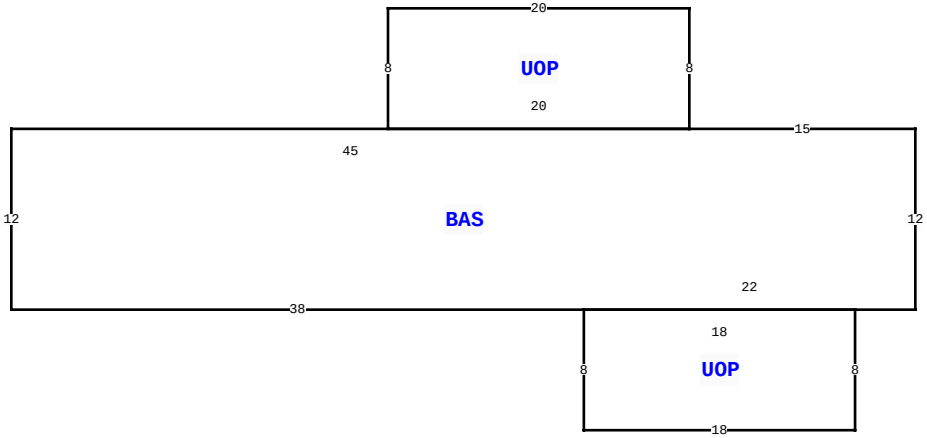
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	720	100		720	13,360
UOP	144	25		36	668
UOP	160	25		40	742
TOTALS	1,024			796	14,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	796	77.3100	46.39	36,926	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr



418 SW TAMPA GLN, 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	0210	GARAGE U	0	0	20	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	50	2005	2005	3	50	250	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,600	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	14,770
TOTAL MARKET OB/XF VALUE	12,050
TOTAL LAND VALUE - MARKET	39,600
TOTAL MARKET VALUE	66,420
SOH/AGL Deduction	0
ASSESSED VALUE	66,420
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,420
TOTAL JUST VALUE	66,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,420

XFOB:2:1: CONCORD MH

SALE:1:1: INCLUDED 00488-107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/1273	1/03/2017	LE	U	I	14	100
GRANTOR: WALTER AVINGER (LIFE						
GRANTEE: WALTER AVINGER & MI						
0943/2296	12/28/2001	QC	Q	I	01	100
GRANTOR: GARY SANDLIN						
GRANTEE: WALTER & CHERYL AVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N8 W20 S8 E20$W45 S12 E38 UOP= S8 E18 N8 W18$ E22 N12$.

LAND DESCRIPTION

TOTAL OB/XF 12,050

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	0200	C	MBL HM	0		A-1	316.00	299.00	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600							

REVIEW DATE 03/24/2026 BY KS Total Acres: 2.17 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/17/2026 BY SYS