LOT 45 PARKER WOODS S/D.
WD 1135-2578, WD 1135-2580,
WD 1143-1964, WD 1329-2718,

FLEMMING IDELLA BEATRICE
263 SW LEGREE TER
FORT WHITE, FL 32038-8402

2027

36-6S-16-04076-145

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 36616.020 1.00/

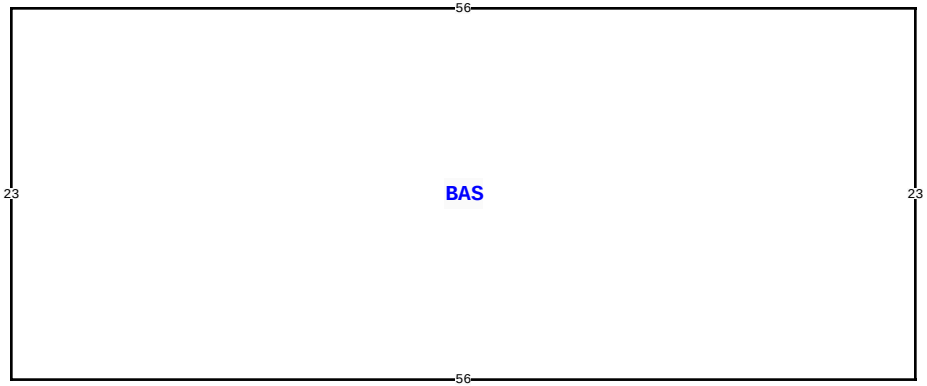
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	72,412
TOTALS	1,288			1,288	72,412

263 SW LEGREE TER, FORT WHITE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,288	109.9150	102.22	131,659	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1288 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
2	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		72,412
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		145,412
SOH/AGL Deduction		77,805
ASSESSED VALUE		67,607
TOTAL EXEMPTION VALUE	HX HB	42,607
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35239	M H	514	04/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2718	1/27/2017	WD	Q	I	03	26,500
GRANTOR: MICHAEL H & SUSAN MAR						
GRANTEE: IDELLA BEATRICE FLE						
1143/1964	2/14/2008	WD	Q	V		38,500
GRANTOR: C & D FARMS						
GRANTEE: MICHAEL H & SUSAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S23 E56 N23$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 05/15/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS