

COMM NW COR OF SE1/4 OF SE1/4 RU
681.67 FT, E 220.55 FT FOR POB,
FT, S 427.58 FT, W 220.67 FT, N

LEGREE CANDI S/ATKINS COREY D SR
3500 SW OLD BELLAMY RD
FORT WHITE, FL 32038

2026

36-6S-16-04098-004
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	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	36616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2024
TOTALS	2,280		2,280

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	0%	- 2024																				
Heated Area: 2280					HX Base Yr																			
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS 2024</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/07/2025	MLU
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				04/07/2025	MLU																			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		255,130	
TOTAL MARKET OB/XF VALUE		15,800	
TOTAL LAND VALUE - MARKET		30,240	
TOTAL MARKET VALUE		301,170	
SOH/AGL Deduction		0	
ASSESSED VALUE		301,170	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		301,170	
TOTAL JUST VALUE		301,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		303,801	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048387	Mobile Home		12/06/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0498	7/18/2014	QC	U	V	11	100
GRANTOR: ROOSEVELT LEGREE						
GRANTEE: CANDI S LEGREE & CO						
1254/2747	4/15/2013	WD	U	V	11	100
GRANTOR: MARY E FLEMING						
GRANTEE: CANDI S LEGREE & CO						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023
2	0294	SHED WOOD/	0	0	11 32	352.00	UT	25.00	25.00	100	2024	2023

TOTAL OB/XF													15,800											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	2.16	AC		1.00	1.00	1.00	14,000.00	14,000.00	30,240							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=18,11] E76 S30 W76 N30 \$	