THE N 5 AC OF THE FOLLOWING PARC
OF SE1/4 OF SE1/4, RUN E 880 FT
FT, E 440 FT, N 1089 FT, W 440 F

VANHORN ALBERT JOSEPH JR
498 SW LEGREE TER
FORT WHITE, FL 32038

2027

36-6S-16-04100-000

BUILDING CHARACTERISTICS

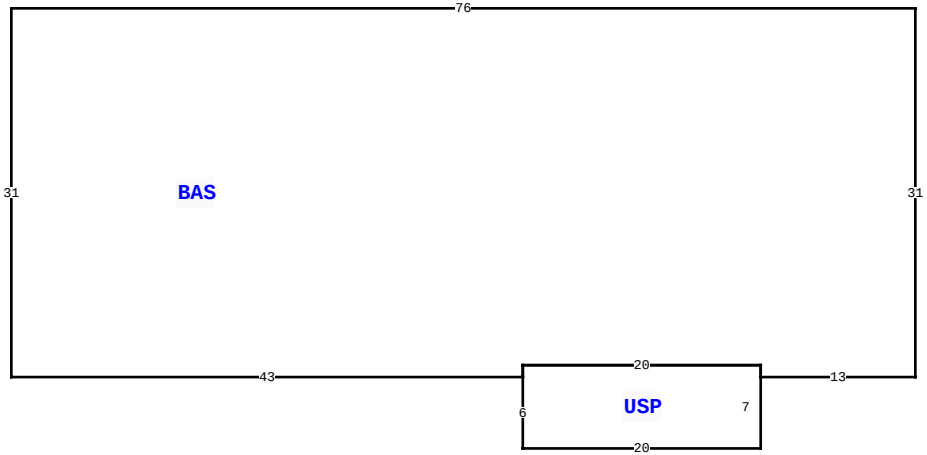
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100		2,336	136,099
USP	140	35		49	2,855
TOTALS	2,476			2,385	138,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,385	113.9000	105.93	252,643	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 2336 HX Base Yr 2005



498 SW LEGREE TER, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,954
TOTAL MARKET OB/XF VALUE		10,250
TOTAL LAND VALUE - MARKET		50,232
TOTAL MARKET VALUE		199,436
SOH/AGL Deduction		89,348
ASSESSED VALUE		110,088
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		53,677
TOTAL JUST VALUE		199,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047439	Roof Replacement	15,185	06/12/2023
22196	M H	250	08/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1020/1003	6/30/2004	WD	Q	V		32,900
GRANTOR: TRADITION HOMES LLC						
GRANTEE: ALBERT JOSEPH JR &						
1006/1138	12/04/2003	WD	U	V	08	18,500
GRANTOR: WENDELL L HILL						
GRANTEE: TRADITION HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E43 USP= S6 E20 N7 W20 S1$ N1 E20 S1 E13 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,250

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	4.83	AC		1.00	1.00	0.80	13,000.00	10,400.00	50,232							

REVIEW DATE 05/20/2026 BY NH Total Acres: 4.83 Total Land Value: 50,232 Market: 0 Agricultural: 0 Common: 50,232 PRINTED 11/17/2026 BY SYS