LOT 17 BLOCK 1 UNIT 23 THREE RIV
678-268, 697-146, 707-286, 722-4

SURENTO JOSEPH L/PIGON-SURENTO TARALEE
1194 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01423-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

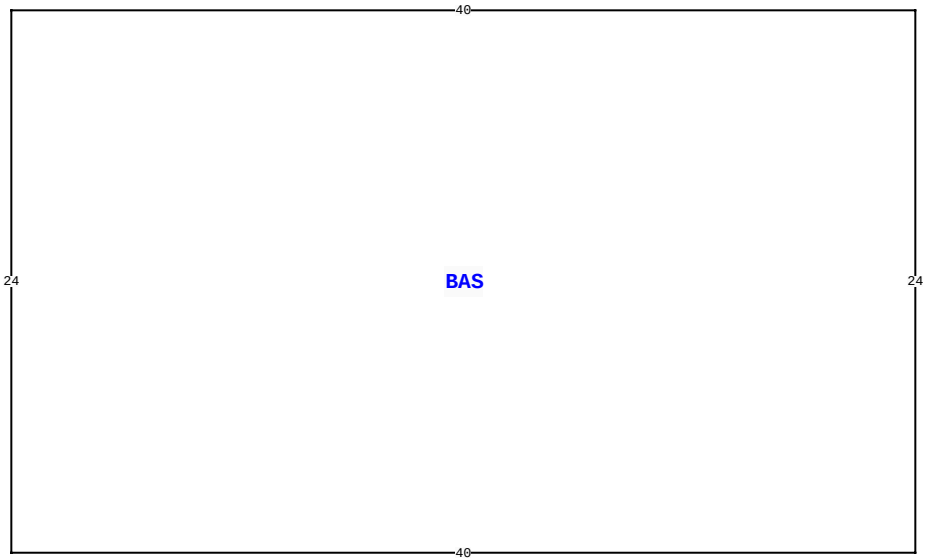
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	72,009
TOTALS	960			960	72,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	145.0800	136.38	130,925	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 – 100% - 2008 Heated Area: 960 HX Base Yr 2008



1194 SW UTAH ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		72,009
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		19,800
TOTAL MARKET VALUE		99,209
SOH/AGL Deduction		64,855
ASSESSED VALUE		34,354
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,354
TOTAL JUST VALUE		99,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,844

PRMT:1:1: A. KING MH RES

BLDG:1:1: TALO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18508	M H	125	07/13/2001
11964	M H	125	12/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/2489	8/27/2007	WD	Q	I		65,000
GRANTOR: BRYON C RYE						
GRANTEE: JOSEPH SURENTO & TA						
0993/0992	8/19/2003	WD	Q	I		38,000
GRANTOR: AUSTIN BRODY KING						
GRANTEE: BRYON C RYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	100.00	400.00	1.00	LT		1.00	1.00	1.10	18,000.00	19,800.00	19,800							

REVIEW DATE 12/08/2015 BY RP Total Acres: 0.92 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 08/01/2025 BY SYS