LOTS 7 & 8 ICHETUCKNEE FOREST TR
REPLAT.

MORERA REIDY CORREA/MIRABAL DIGNA MORERA
1625 SW OLD SPANISH RD
FORT WHITE, FL 32038

2026

02-6S-15-00502-058

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

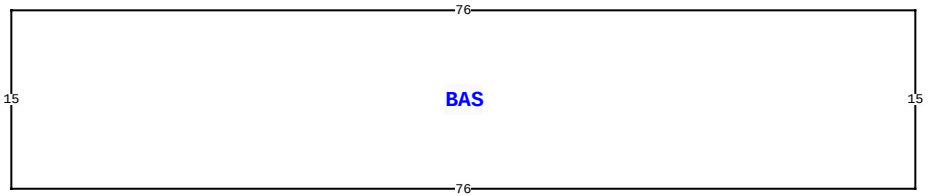
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	116,561
TOTALS	1,140			1,140	116,561

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,140	125.9500	124.69	142,147	2016	2016	0	0	0	18.00	82.00

2 MANUF 2 0% - 2022 Heated Area: 1140 HX Base Yr



1625 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,561
TOTAL MARKET OB/XF VALUE	9,400
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	245,961
SOH/AGL Deduction	0
ASSESSED VALUE	245,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,961
TOTAL JUST VALUE	245,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29416	M H	470	05/23/2011
18754	TR/TRAILER	75	09/20/2001
41381	MH		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2452	10/18/2021	WD	Q	I	01	210,000
GRANTOR: PESTRICHELLO PAUL						
GRANTEE: MORERA REIDY CORREA						
1421/1583	10/13/2020	WD	Q	I	01	89,900
GRANTOR: MICHAEL SIZEMORE						
GRANTEE: PAUL & MARY PESTRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=21,10] E76 S15 W76 N15 $
.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2021	2021		100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2021	2021		100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							
2	0000	C	VAC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 12/15/2021 BY CP Total Acres: 15.90 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 11/18/2025 BY SYS