

LOT 11 APPALACHIE TRACE UNR: CO
NE1/4, RUN E 566.55 FT FOR POB,
949.70 FT, S 459.43 FT TO S'LY E

OLIU ANIBAL DAGOBERTO REVOCABLE TRUST DATED MAY 2,
1710 SW 23 AVE
FORT LAUDERDALE, FL 33312

2026

03-6S-16-03766-111



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	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2024	1,140	99,543
TOTALS	1,140			1,140	99,543

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0070	CARPORT UF	0	0	0	0	1.00	UT	400.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.17

REVIEW DATE 05/28/2024 BY TP

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	02	1,140	114.5000	93.89	107,035	2021	2021	0	0	0	7.00	93.00	
1 MANUF 1 0% - 2025 Heated Area: 1140 HX Base Yr													
15 76 15 BAS 2024													
1044 SW APPALACHEE TER, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

L N	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	0070	CARPORT UF	0	0	0	0	1.00	UT	400.00	400.00	100	2022	2021		100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

TOTAL OB/XF													8,400	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
A-1	0.00	0.00	10.17	AC		1.00	1.00	1.00	9,500.00	9,500.00				

Total Acres: 10.17 Total Land Value: 96,615 Market: 0 Agricultural: 0 Common: 96,615

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				3
VALUATION SUMMARY														

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		99,543	
TOTAL MARKET OB/XF VALUE		8,400	
TOTAL LAND VALUE - MARKET		96,615	
TOTAL MARKET VALUE		204,558	
SOH/AGL Deduction		0	
ASSESSED VALUE		204,558	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,558	
TOTAL JUST VALUE		204,558	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,698	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41215	M H		01/27/2021
22301	M H	0	09/14/2004
13860	M H	125	04/07/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1513/2037	5/02/2024	WD	U	I	11	100	
GRANTOR: OLIU ANIBAL							
GRANTEE: OLIU ANIBAL DAGOBER							
1513/1451	4/26/2024	WD	Q	I	01	250,000	
GRANTOR: BEST HIGH SEAS PRO IN							
GRANTEE: OLIU ANIBAL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=100,20] S15 W76 N15 E76 \$									

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