LOT 29 APPALACHIE TRACE UNR: COM
W 579.39 FT FOR POB, CONT W 579.
FT, E 579.35 FT, S 752.75 FT TO

ALVAREZ ANA
4323 SW HERLONG ST
FORT WHITE, FL 32038

2026

03-6S-16-03766-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

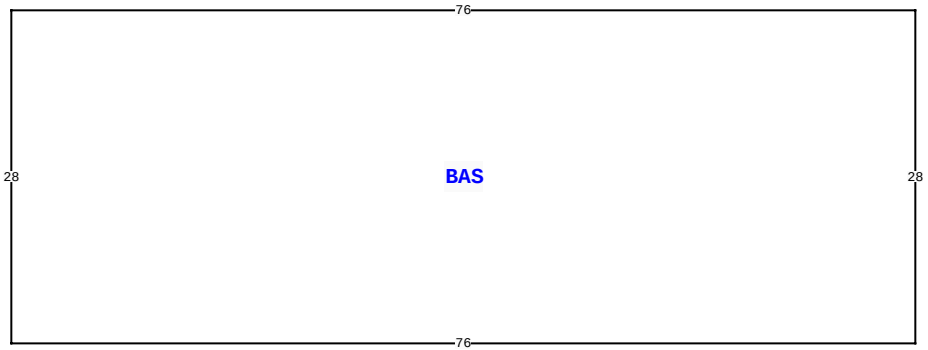
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100		2,128	47,122
TOTALS	2,128			2,128	47,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	92.2590	55.36	117,806	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 2128 HX Base Yr 2010



4323 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,122
TOTAL MARKET OB/XF VALUE		9,016
TOTAL LAND VALUE - MARKET		93,100
TOTAL MARKET VALUE		149,238
SOH/AGL Deduction		75,849
ASSESSED VALUE		73,389
TOTAL EXEMPTION VALUE	HX HB	48,389
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20960	M H	125	08/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/0671	6/11/2010	QC	U	I	11	100
GRANTOR: RONALD MASTERS 11						
GRANTEE: ANA ALVAREZ						
1169/0480	3/13/2009	WD	Q	I	01	86,700
GRANTOR: EUVARGAIN & FRANCIA A						
GRANTEE: ANA ALVAREZ & RONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S28 E76 N28$.

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	0294	SHED WOOD/	0	100	12	24	288.00	UT	14.00	14.00	50	2006	2006	3	50	2,016	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,016

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	5.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,595							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.79	AC		1.00	1.00	1.00	9,500.00	9,500.00	45,505							

REVIEW DATE 05/18/2015 BY TW Total Acres: 9.80 Total Land Value: 93,100 Market: 0 Agricultural: 0 Common: 93,100 PRINTED 11/19/2025 BY SYS