

COMM SW COR OF E1/2 OF SE1/4 OF
N 152.61 FT FOR POB, CONT N 486.
RIDDLE RD, E ALONG RIDDLE RD 89.

CRUZ RAPHAEL/CRUZ PEGAH
271 SW NEWPORT LN
FORT WHITE, FL 32038

2026

04-4S-16-02772-072



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		2 100
Bathrooms		1 100
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		06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	990	100		990	57,788
UOP	144	25		36	2,102

TOTALS	1,134			1,026	59,889
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,026	112.9000	106.13	108,889	1993	1993		0	0	45.00	55.00	
1 MANUF 1 0% - 0													
Heated Area: 990 HX Base Yr													
15 40 26 12 12 12 15 BAS UOP													
154 SW RIDDLE LN, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/19/2022 MLU													

COLUMBIA COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		59,889
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		82,289
SOH/AGL Deduction		13,077
ASSESSED VALUE		69,212
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		69,212
TOTAL JUST VALUE		82,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1551/2000	10/02/2025	QC	U	I	11	100	
GRANTOR: CRUZ RAPHAEL							
GRANTEE: CRUZ RAPHAEL							
1341/1323	6/14/2017	WD	Q	I	01	47,000	
GRANTOR: ROBERT L & KAY M PRIE							
GRANTEE: RAPHAEL CRUZ							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S15 E40 UOP= S12 E12 N12 W12\$ E26 N15\$.											