

PART OF LOT 1 WILSON SPRINGS MEA
COMM SE COR OF SW1/4 OF SE1/4, W
POB, CONT W 208.44 FT, N 392.28

SEPULVEDA ANGELITA MERCEDES
149 SW BYRON CT
FORT WHITE, FL 32038-4963

2026

06-7S-16-04150-111



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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100

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Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	6716.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	169,923
TOTALS	1,736			1,736	169,923

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	100	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	CONSV
1	0200	C	MBL HM	100			0.00	0.00	1.88	AC	

REVIEW DATE 03/28/2019 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,736	117.0000	109.98	190,925	2019	2019	0	0	11.00	89.00
1 MANUF 1 100% - 2022 Heated Area: 1736 HX Base Yr 2022											
31 31 56 56 BAS											
4578 SW WILSON SPRINGS RD, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/11/2022 MLU											

TOTAL OB/XF 7,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	100			0.00	0.00	1.88	AC	

TOTAL OB/XF 7,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0200	C	MBL HM	100			0.00	0.00	1.88	AC	

Total Acres: 1.88 Total Land Value: 11,280 Market: 0 Agricultural: 0 Common: 11,280

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,923	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		11,280	
TOTAL MARKET VALUE		188,203	
SOH/AGL Deduction		36,934	
ASSESSED VALUE		151,269	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		100,547	
TOTAL JUST VALUE		188,203	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37611	M H	685	01/10/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1363/1239	6/28/2018	WD	U	V	11
GRANTOR: RUBY SEPULVEDA					
GRANTEE: ANGELITA MERCEDES S					
1363/1202	6/28/2018	WD	U	V	11
GRANTOR: RUBY SEPULVEDA					
GRANTEE: ANGELITA MERCEDES S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W56 S31 E56 N31\$.											

BUILDING DIMENSIONS											
BAS= W56 S31 E56 N31\$.											

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