

PT OF LT 6 PLEASANT HILL FARMS U
COMM NW COR OF S1/2 OF NE1/4, RU
1514.62 FT FOR POB, RUN S 575.21

VASQUEZ MANUEL J/BUTLER VIRGINIA
412 SW PLEASANT HILL GLN
FORT WHITE, FL 32038

2026

09-7S-16-04161-106



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	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05
DOR CODE 0200 MOBILE HOME

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 9716.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	123,666
TOTALS	2,100			2,100	123,666

EXTRA FEATURES

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	0296	SHED METAL	0	0	12	24	288.00	UT	7.00	7.00	100	2006	2006	3	100	2,016	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 06/25/2015 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,100	113.9000	107.07	224,847	2007	2006	0	0	0 45.00	55.00
1 MANUF 1 0% - 2023 Heated Area: 2100 HX Base Yr											
30 70 30 70 BAS											
412 SW PLEASANT HILL GLN, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU											

TOTAL OB/XF 10,416											

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Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		123,666
TOTAL MARKET OB/XF VALUE		10,416
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		184,082
SOH/AGL Deduction		0
ASSESSED VALUE		184,082
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		184,082
TOTAL JUST VALUE		184,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25017	M H	296	09/26/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1459/731	1/26/2022	WD U	I	11	
GRANTOR: MUNOZ ROBERTO					
GRANTEE: VASQUEZ MANUEL J					
1223/0036	9/30/2011	WD U	I	11	
GRANTOR: MARICRUZ GONZALEZ & R					
GRANTEE: ROBERTO MUNOZ					

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30\$.

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