COMM SE COR, RUN W 1323.38 FT CO
N 325.26 FT FOR POB, CONT N 340.
FT, S 340.31 FT, W 672 FT TO POB

PERSAD VISHAM/PERSAD PARBATEE
615 SW 2ND STREET
HALLANDALE, FL 33009-5311

2026

10-7S-16-04172-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

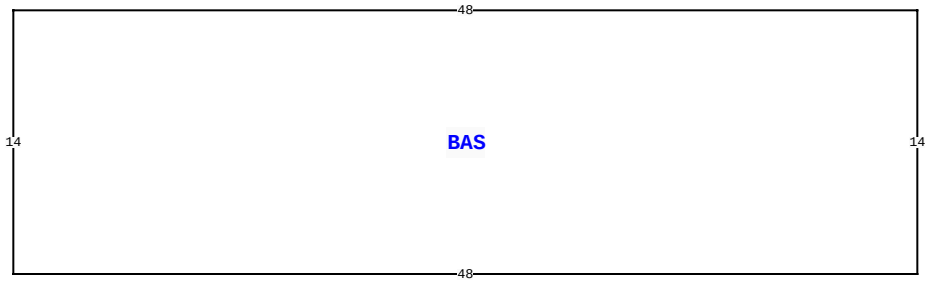
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	17,725
TOTALS	672			672	17,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	109.9000	65.94	44,312	1988	1988	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



1528 SW FRY AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,725
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	52,500
TOTAL MARKET VALUE	77,625
SOH/AGL Deduction	7,277
ASSESSED VALUE	70,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,348
TOTAL JUST VALUE	77,625
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,625

XFOB:2:1: CONCORD MH
SALE:1:1: 2 WELLS, 2 SEPTIC TANKS & POWER POLE
BLDG:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25340	M H	0	12/27/2006
20463	M H	125	02/27/2003
8733	SFR	36,000	08/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1070/0283	12/27/2005	WD	Q	I		75,000
GRANTOR: ROYER & ELLIS						
GRANTEE: VISHAM & PARBATEE P						
1068/1110	12/01/2005	WD	Q	I	01	100
GRANTOR: DELGADO						
GRANTEE: ROYER AND ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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	0040	BARN,POLE	0	0	12	18	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	0		A-1	0.00	0.00	5.25	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,500							

REVIEW DATE 06/30/2015 BY DF Total Acres: 5.25 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 11/19/2025 BY SYS