COMM SW COR OF SE1/4, RUN E
738.34 FT FOR POB, CONT E
571.89 FT, N 703.95 FT, W

POOLE APRIL A
142 SW BAYBERRY GLN
FORT WHITE, FL 32038

2026

12-6S-16-03816-405

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

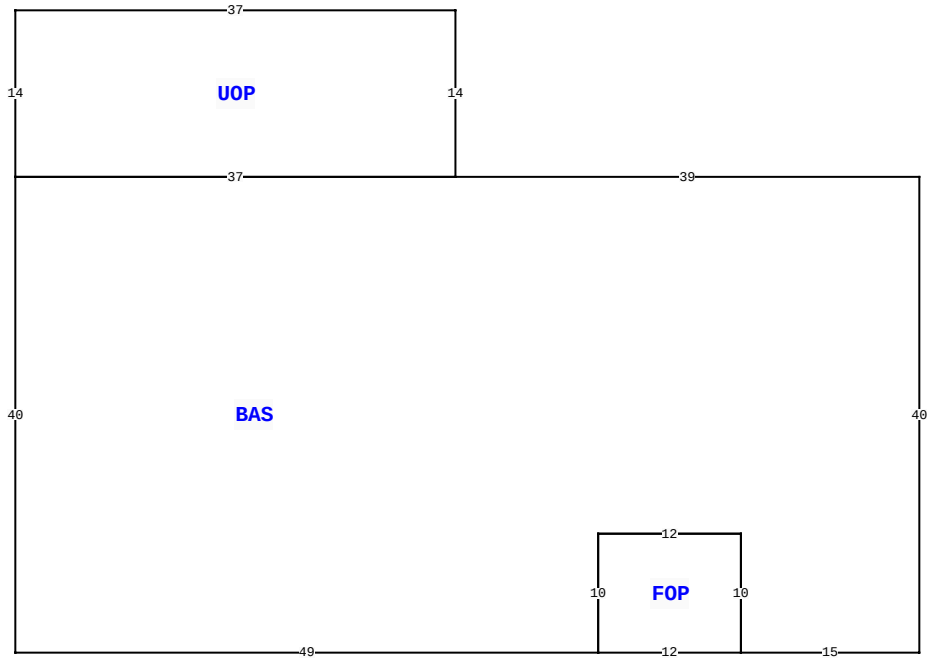
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,920	100		2,920	85,899
FOP	120	35		42	1,236
UOP	518	25		130	3,824
TOTALS	3,558			3,092	90,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	3,092	104.3100	62.59	193,528	2005	2005	0	0	0	53.00	47.00

1 MOBILE HME 100% - 2011 Heated Area: 2920 HX Base Yr 2011



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

142 SW BAYBERRY GLN, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,958
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		195,108
SOH/AGL Deduction		63,214
ASSESSED VALUE		131,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,172
TOTAL JUST VALUE		195,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050603	Roof Replacement	16,000	08/21/2024
23147	M H	322	05/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/1628	12/29/2010	WD	Q	I	01	126,900
GRANTOR: TOM MUNOZ INC						
GRANTEE: APRIL A POOLE						
1179/0254	8/11/2009	QC	U	I	11	45,000
GRANTOR: B S PERRY INC						
GRANTEE: TOM MUNOZ INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 UOP= N14 W37 S14 E37$ W37 S40 E49 FOP= E12 N10 W12 S10$ N10 E12 S10 E15 N40$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
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 8,200

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	10.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,950							

REVIEW DATE 11/13/2024 BY jerry Total Acres: 10.10 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 11/07/2025 BY SYS