COMM SW COR OF SE1/4, RUN E 1310
N 1375.41 FT FOR POB, CONT N 671
E 650.50 FT, S 671.46 FT, W 650.

PERRY RENEE
771 SW CHOCTAW AVE
FORT WHITE, FL 32038

2025

12-6S-16-03816-410

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

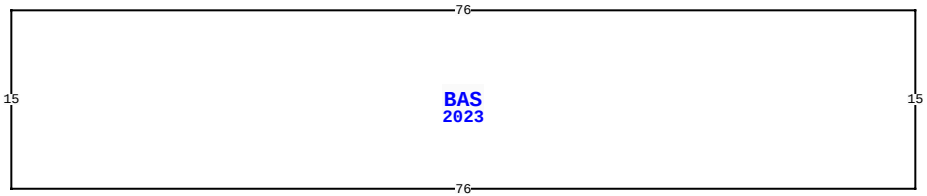
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,140	100	2023	1,140	131,546
TOTALS	1,140			1,140	131,546

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,140	115.5000	118.96	135,614	2022	2022	0	0	0	3.00	97.00

1 MANUF 3 0% - 2023 Heated Area: 1140 HX Base Yr



771 SW CHOCTAW AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	131,546
TOTAL MARKET OB/XF VALUE	16,300
TOTAL LAND VALUE - MARKET	95,285
TOTAL MARKET VALUE	160,151
SOH/AGL Deduction	0
ASSESSED VALUE	160,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,151
TOTAL JUST VALUE	243,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043252	Mobile Home		11/24/2021
40211	M H	0	07/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1932	7/24/2018	WD	Q	V	01	42,500
GRANTOR: RENA DEOPERSAUD						
GRANTEE: RENEE PERRY						
1349/1088	11/08/2017	WD	U	V	30	35,000
GRANTOR: SISNARINE DEOPERSAUD						
GRANTEE: RENA DEOPERSAUD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,16] E76 S15 W76 N15 $
.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	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	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
5	0070	CARPORT UF	0	0	9	32	1.00	UT	0.00	0.00	100	2020	2020	3	100	900	
6	0070	CARPORT UF	0	0	20	39	1.00	UT	0.00	0.00	100	2020	2020	3	100	2,400	
7	0296	SHED METAL	0	0	12	30	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,800	

LAND DESCRIPTION

TOTAL OB/XF 16,300

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	1.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,785							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 01/24/2022 BY JB Total Acres: 10.03 Total Land Value: 12,305 Market: 85,500 Agricultural: 2,520 Common: 9,785 PRINTED 08/22/2025 BY SYS