(AKA LOT 19 SPRING RUN UNR):
COMM NW COR OF SEC, RUN E 25
FT TO E R/W LINE OF LAZY OAK

ADDEO JOHN L/VELOSA ARMANDO BARRAGAN
121 SW WHISPER DR
FORT WHITE, FL 32038

2026

16-6S-16-03832-219

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

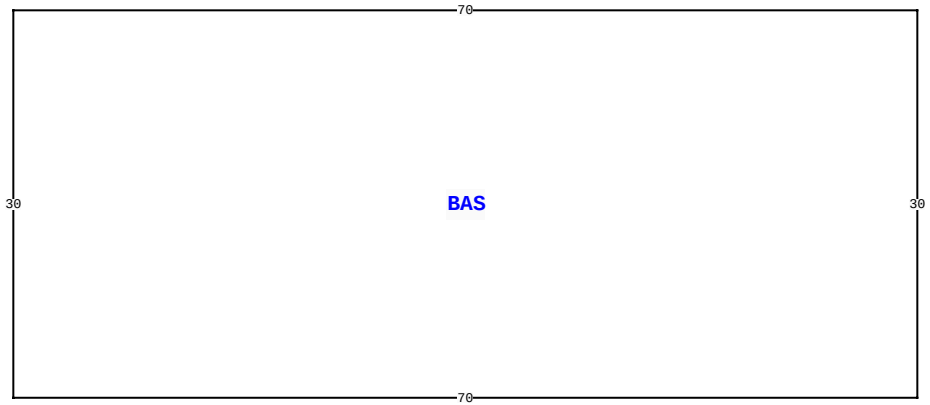
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	188,871
TOTALS	2,100			2,100	188,871

MARKET ADJUSTMENTS

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	2018	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2021 Heated Area: 2100 HX Base Yr 2021



121 SW WHISPER DR, 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		188,871
TOTAL MARKET OB/XF VALUE		14,020
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		257,891
SOH/AGL Deduction		94,520
ASSESSED VALUE		163,371
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,649
TOTAL JUST VALUE		257,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35982	M H	754	11/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1222	9/14/2020	WD	Q	I	01	168,000
GRANTOR: RYAN PATRICK & SABRIN						
GRANTEE: JOHN L ADDEO & ARMA						
1337/1142	5/12/2017	WD	Q	V	03	22,000
GRANTOR: BRADLEY E BROOKS						
GRANTEE: RYAN PATRICK & SABR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S30 E70 N30$.

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	0210	GARAGE U	0	100	26	18	468.00	UT	15.00	15.00	100	2020	2020	3	100	7,020	
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 14,020

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	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/05/2018 BY JS Total Acres: 5.20 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/18/2025 BY SYS