S1/2 OF SE1/4 OF NE1/4 OF SE 1/4
306-183, 757-1715, 769-2283, 777

QUINONES CARLOS A/QUINONES ELVIA
225 SW BOUNTIFUL AVE
FORT WHITE, FL 32038

2026

20-5S-16-03667-008

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 70
Interior Floo	08	SHT VINYL 30
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

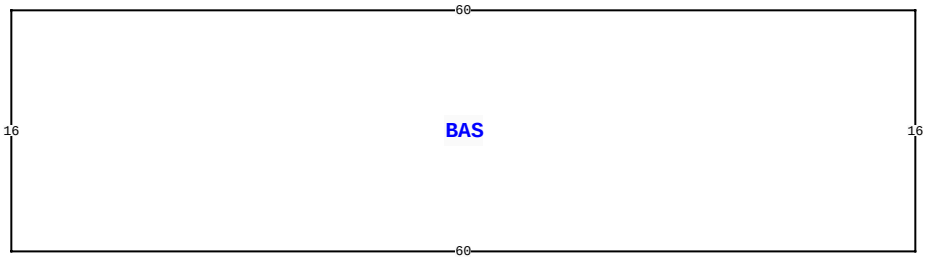
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	89,970
TOTALS	960			960	89,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	960	112.7000	111.57	107,107	2017	2017	0	0	0	16.00	84.00

1 MANUF 2 100% - 2021 Heated Area: 960 HX Base Yr 2021



225 SW BOUNTIFUL AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,970
TOTAL MARKET OB/XF VALUE		8,640
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		148,610
SOH/AGL Deduction		52,159
ASSESSED VALUE		96,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,729
TOTAL JUST VALUE		148,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35173	M H	464	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1741	2/24/2020	WD	Q	I	01	105,000
GRANTOR: SCOTT & LAURA EDSON						
GRANTEE: CARLOS A & ELVIA QU						
1328/2511	1/10/2017	WD	Q	V	03	20,000
GRANTOR: DONALD LEE SELLERS						
GRANTEE: SCOTT & LAURA EDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S16 E60 N16$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	540	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,640

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 11/05/2019 BY KR Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/20/2025 BY SYS