COMM INTERS E LINE OF W 745 FT O
SW1/4 OF SW1/4 & S R/W CR-138, R
FOR POB, CONT E ALONG S R/W 595.

REYES MANUEL
P O BOX 2321
HIGH SPRINGS, FL 32655-2321

2025

22-7S-16-04291-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

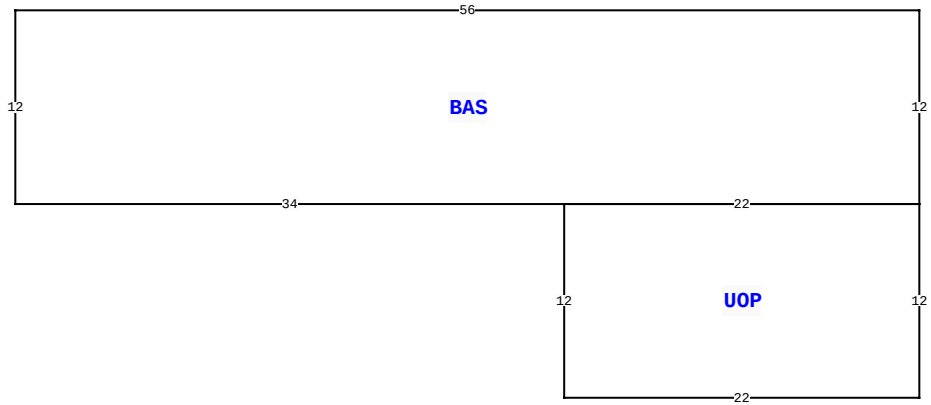
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	16,112
UOP	264	25		66	1,582
TOTALS	936			738	17,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	738	99.9000	59.94	44,236	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 2006 Heated Area: 672 HX Base Yr 2006



4198 SW COUNTY ROAD 138 , 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		17,694
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		63,056
TOTAL MARKET VALUE		89,650
SOH/AGL Deduction		45,372
ASSESSED VALUE		44,278
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,278
TOTAL JUST VALUE		89,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18565	RECONNECT	50	07/31/2001
10462	PUMP/UTPOL	30	11/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1306/0482	12/04/2015	WD	U	I	11	100
GRANTOR: MANUEL REYES & DINA Z						
GRANTEE: MANUEL REYES						
0795/0491	9/01/1994	WD	Q	V		25,000
GRANTOR: WAYNE & JANET ZEPP						
GRANTEE: MANUEL & DINA Z REY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E34 UOP= S12 E22 N12 W22$ E22 N12$.

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	100	12	20	240.00	UT	2.50	2.50	100	1995	1995	3	100	600	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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		00	0.00	0.00	4.43	AC		1.00	1.00	0.75	9,500.00	7,125.00	31,564							
2	0000	C	VAC RES	100		00	0.00	0.00	4.42	AC		1.00	1.00	0.75	9,500.00	7,125.00	31,492							

REVIEW DATE 07/07/2015 BY DF Total Acres: 8.85 Total Land Value: 63,056 Market: 0 Agricultural: 0 Common: 63,056 PRINTED 06/06/2025 BY SYS