COMM SW COR OF NE1/4 OF SE1/4, R
TO N R/W OF CR-138, E ALONG R/W
OF FRIER RD, CONT E 458.18 FT F

COBURN RICHARD E/COBURN DEBORAH H
370 SW UNITY CT
FORT WHITE, FL 32038

2026

22-7S-16-04294-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

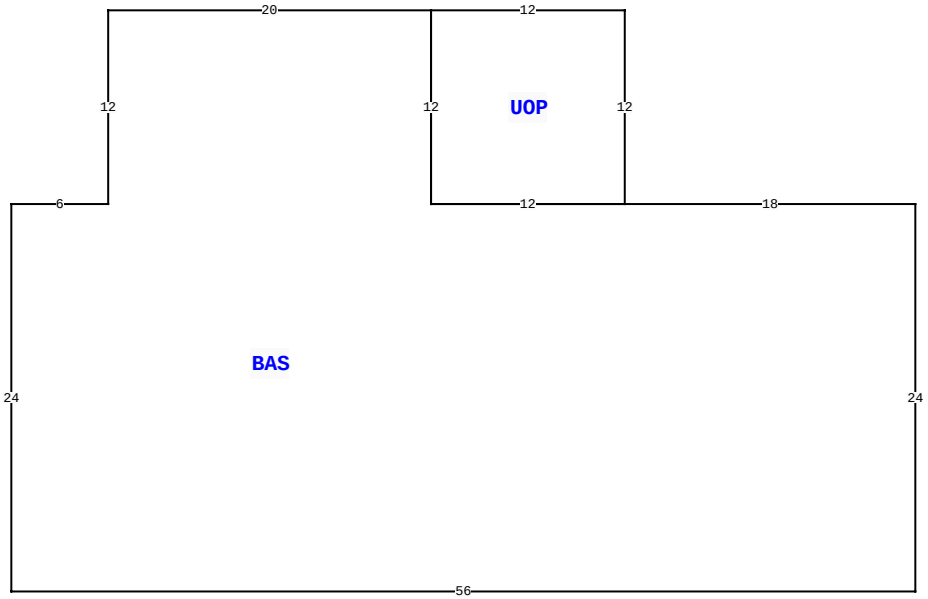
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	1,584	100		1,584	43,148
UOP	144	25		36	981
TOTALS	1,728			1,620	44,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	113.5000	68.10	110,322	1995	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1584 HX Base Yr



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

3663 SW COUNTY ROAD 138 , FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	44,129
TOTAL MARKET OB/XF VALUE	10,150
TOTAL LAND VALUE - MARKET	75,430
TOTAL MARKET VALUE	129,709
SOH/AGL Deduction	27,650
ASSESSED VALUE	102,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	102,059
TOTAL JUST VALUE	129,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16416	PUMP/UTPOL	30	12/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/472	5/31/2023	LE	U	I	14	100
GRANTOR: COBURN RICHARD E						
GRANTEE: COBURN MARGARET ELL						
0919/2117	1/31/2001	WD	Q	I		78,500
GRANTOR: HARPER & R BELL (FKA						
GRANTEE: RICHARD & DEBORAH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N12 W12 S12 E12$ W12 N12 W20 S12 W6 S24 E56 N24$.

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	0294	SHED WOOD/	0	0	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	12	20	240.00	UT	2.50	2.50	75	1994	1994	3	75	450	

LAND DESCRIPTION

TOTAL OB/XF 10,150

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	200.00	0.00	7.94	AC		1.00	1.00	1.00	9,500.00	9,500.00	75,430							

REVIEW DATE 07/08/2015 BY DF Total Acres: 7.94 Total Land Value: 75,430 Market: 0 Agricultural: 0 Common: 75,430 PRINTED 11/21/2025 BY SYS