

BEG SW COR OF SW1/4 OF SE1/4,
RUN N 536.23 FT, E 547.72 FT,
S 140.14 FT, W 105.61 FT, S

HERNANDEZ FREDDIE
141 SW RAIN MIST GLN
FORT WHITE, FL 32038

2026

24-7S-16-04316-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	02	02 100
Kitchen Adjus	01	01 100

Quality		03 03			
DOR CODE		0202 MOBILE HOME/M HOME			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		24716.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	14,264
UOP	128	25		32	510
UOP	176	25		44	700
UST	144	45		65	1,035
TOTALS	1,344			1,037	16,509

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	0	24	30	720.00	UT	2.50
3	0252	LEAN-TO W/	0	0	12	16	192.00	UT	2.00
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
5	0252	LEAN-TO W/	0	0	12	16	192.00	UT	2.00
6	9947	Septic	0	0	0	0	2.00	UT	3,000.00
7	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00
9	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.86
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,037	66.3390	39.80	41,273	1970	1970	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 896 HX Base Yr													
141 SW RAIN MIST GLN, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/14/2024 MLU													

TOTAL OB/XF 27,348													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0040	BARN, POLE	0	0	24	30	720.00	UT	2.50	2.50	100	1999	1999
3	0252	LEAN-TO W/	0	0	12	16	192.00	UT	2.00	2.00	100	1999	1999
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
5	0252	LEAN-TO W/	0	0	12	16	192.00	UT	2.00	2.00	100	1999	1999
6	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100		
7	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	100	1999	1999
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100		
9	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF 27,348													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.86	AC		1.00	1.00
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		38,360	
TOTAL MARKET OB/XF VALUE		30,998	
TOTAL LAND VALUE - MARKET		58,600	
TOTAL MARKET VALUE		127,958	
SOH/AGL Deduction		7,519	
ASSESSED VALUE		120,439	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		120,439	
TOTAL JUST VALUE		127,958	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,958	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27946	M H	445	07/14/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1418/0253	8/20/2020	WD U	I	I	11	100	
GRANTOR: JIMMY P COOK & ETAL							
GRANTEE: FREDDIE HERNANDEZ							
1276/1281	6/06/2014	TR U	I	I	16	100	
GRANTOR: JIMMY P COOK AS TRUST							
GRANTEE: JIMMY P COOK & ETAL							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W52 S14 E13 UOP= S8 E22 N8 W22\$ E22 UOP= S8 E16 N8 W16\$ E29 N14 UST= N12 W12 S12 E12\$ W12\$.													

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