(LOT 6 SANTUCKNEE EST UNR)
COMM NW COR OF SW1/4, RUN S
ALONG W LINE 664.22 FT, RUN E

PEREZ CYNTHIA J
17165 NW 190TH RD
OKEECHOBEE, FL 34972

2026

30-6S-16-04001-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

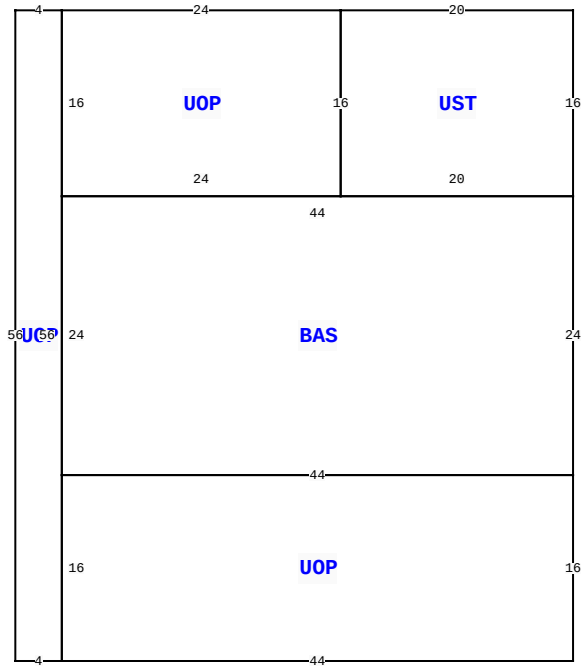
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	62,732
UOP	224	25		56	3,327
UOP	384	25		96	5,703
UOP	704	25		176	10,456
UST	320	45		144	8,554
TOTALS	2,688			1,528	90,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,528	114.9000	108.01	165,039	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1056 HX Base Yr



237 SW SAN TUCKNEE TER, 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	90,771
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	193,866
SOH/AGL Deduction	20,946
ASSESSED VALUE	172,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,920
TOTAL JUST VALUE	193,866
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25662	M H	468	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0169	9/16/2013	QC	U	I	11	100
GRANTOR: CYNTHIA J & JOSE R PE						
GRANTEE: CYNTHIA J						
1263/0166	9/16/2013	QC	U	I	11	100
GRANTOR: MICHAEL K STEARNS & L						
GRANTEE: CYNTHIA J & JOSE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$ UST= N16 W20 UOP= W24 UOP= W4 S56 E4
UOP= E44 N16 W44 S16$ N56$ S16 E24 N16$ S16 E20$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							

REVIEW DATE 06/15/2015 BY TW Total Acres: 10.01 Total Land Value: 95,095 Market: 0 Agricultural: 0 Common: 95,095 PRINTED 10/10/2025 BY SYS