SE1/4 OF NE1/4 OF NW1/4.

700-443, 934-2250, 955-1666,

MONFORT VICTORIA TRUST
227 SW SERENE CT
FORT WHITE, FL 32038

2025

35-7S-16-04348-005

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	08	SHT VINYL 100
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

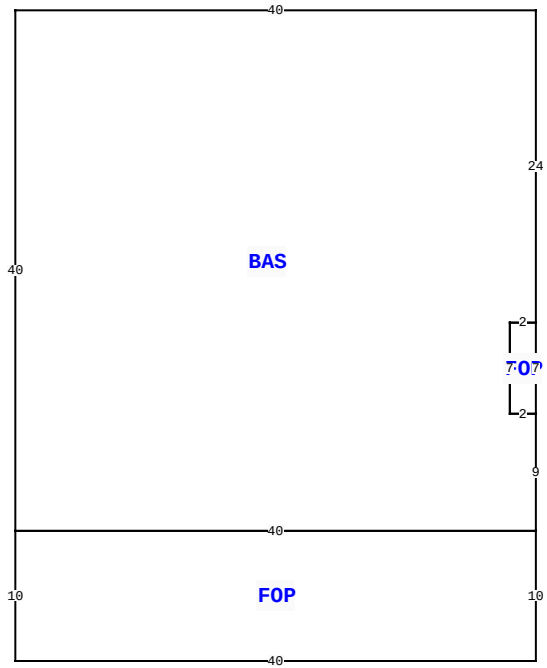
NEIGHBORHOOD/LOC 35716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100		1,586	151,946
FOP	14	35		5	479
FOP	400	35		140	13,412
TOTALS	2,000			1,731	165,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,731	112.0000	105.28	182,240	2019	2019	0	0	0	9.00	91.00

3 MANUF 1 – 100% - 2020 Heated Area: 1586 HX Base Yr 2020



227 SW SERENE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	09/16/2024 SF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		165,838
TOTAL MARKET OB/XF VALUE		40,600
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		301,438
SOH/AGL Deduction		168,553
ASSESSED VALUE		132,885
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,163
TOTAL JUST VALUE		301,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37765	M H	741	02/19/2019
25317	M H	550	12/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/2508	11/05/2019	WD	U	I	30	100
GRANTOR: VICTORIA L MONFORT						
GRANTEE: VICTORIA L MONFORT						
1333/1858	3/23/2017	WD	Q	I	01	95,000
GRANTOR: CHRISTOPHER D & DEEJA						
GRANTEE: VICTORIA L MONFORT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S40 FOP= S10 E40 N10 W40$ E40 N9 FOP= N7 W2 S7 E2$ W2 N7 E2 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	0030	BARN,MT	0	100	30	60	1,800.00	UT	18.00	18.00	100	2007	2007	3	100	32,400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 40,600

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 05/30/3019 BY RP Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 06/26/2025 BY SYS