LOT 17 SPRING HILLS WEST S/D

ORB 811-913.

PERELI MARK
260 SW PLUM CT
FT WHITE, FL 32038

2026

36-5S-15-00484-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

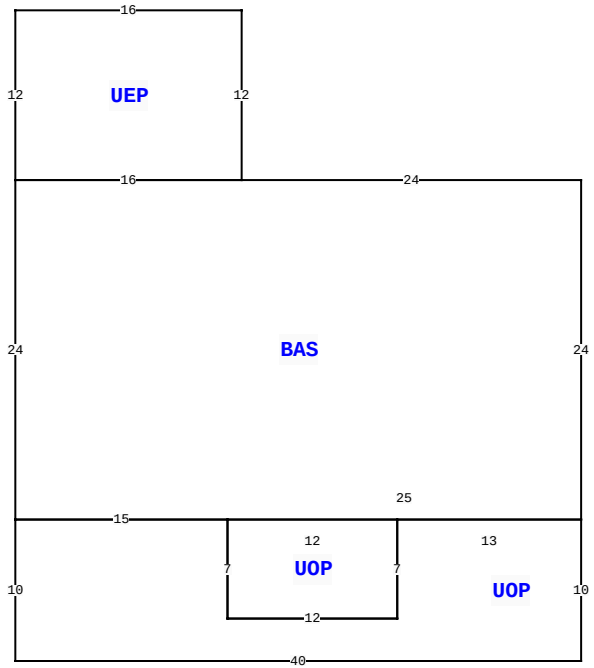
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	36515.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,242
UEP	192	70		134	3,663
UOP	84	25		21	574
UOP	316	25		79	2,160
TOTALS	1,552			1,194	32,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,194	113.9000	68.34	81,598	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1996 Heated Area: 960 HX Base Yr 1996



260 SW PLUM CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		32,639
TOTAL MARKET OB/XF VALUE		9,516
TOTAL LAND VALUE - MARKET		40,100
TOTAL MARKET VALUE		82,255
SOH/AGL Deduction		30,912
ASSESSED VALUE		51,343
TOTAL EXEMPTION VALUE	HX HB	26,343
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		82,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0811/0913	8/01/1995	WD	Q	V		12,000

GRANTOR: SACCOMANO

GRANTEE: MARK PERELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UEP= N12 W16 S12 E16$ W16 S24 UOP= S10 E40 N10 W13 S7 W12 N7 W15$ E15 UOP= S7 E12 N7 W12$ E25N24$.

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	100	24	24	576.00	UT	3.50	3.50	100	1996	1996	3	100	2,016	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 9,516

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	0102	C	SFR/MH	100		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							

REVIEW DATE 07/27/2016 BY DF Total Acres: 4.01 Total Land Value: 40,100 Market: 0 Agricultural: 0 Common: 40,100 PRINTED 09/29/2025 BY SYS