LOT 28 BLOCK 2 UNIT 23 THREE RIV
818-1517, 826-554, WD 981-916, Q

GARCIA JOSE BARRON
663 SW TEXAS LANE
FORT WHITE, FL 32038

2026

00-00-00-01437-028

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

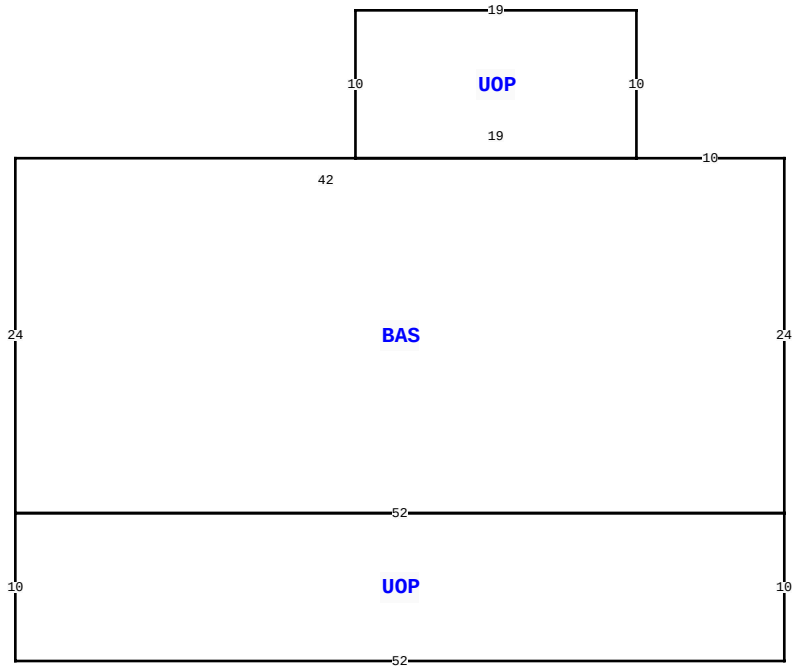
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	35,822
UOP	190	25		48	1,378
UOP	520	25		130	3,732
TOTALS	1,958			1,426	40,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,426	113.9000	71.76	102,330	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2019 Heated Area: 1248 HX Base Yr 2019



663 SW TEXAS LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		40,932
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		73,132
SOH/AGL Deduction		38,377
ASSESSED VALUE		34,755
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,755
TOTAL JUST VALUE		73,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11232	M H	125	06/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1274/0812	5/05/2014	WD	Q	I	01	48,500
GRANTOR: GERALD CAIN						
GRANTEE: JOSE BARRON GARCIA						
1269/0011	11/25/2013	QC	U	I	11	100
GRANTOR: CHRISTOPHER D HERRING						
GRANTEE: GERALD CAIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N10 W19 S10 E19$ W42 S24 UOP= S10 E52 N10 W52$ E52 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	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 8,200

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/09/2015 BY DF Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 05/12/2026 BY SYS