LOT 59 APPALACHIE TRACE UNR: COM
SW1/4, RUN N 72.35 FT TO N R/W H
FPR POB, RUN W ALONG R/W 648 FT,

SIMMONS RUSSELL/SIMMONS MICHELE
3773 SW HERLONG ST
FORT WHITE, FL 32038

**2027**

**02-6S-16-03766-159**

## BUILDING CHARACTERISTICS

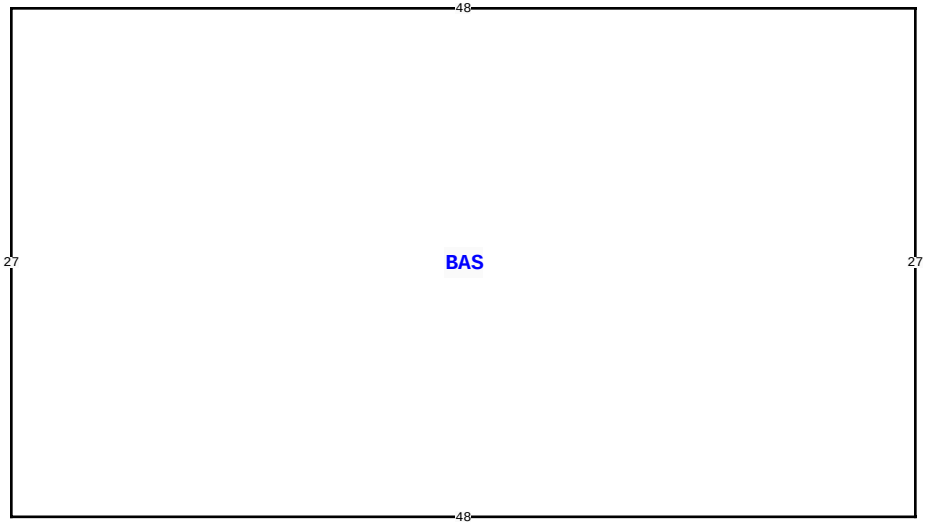
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 3616.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | | 1,296 | 32,472 |
| TOTALS | 1,296 | | | 1,296 | 32,472 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0801 | 02 | 1,296 | 113.9000 | 62.64 | 81,181 | 1994 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MH/NOTITLE 100% - 2025 Heated Area: 1296 HX Base Yr 2025




3773 SW HERLONG ST, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 32,472 |
| TOTAL MARKET OB/XF VALUE | | 9,500 |
| TOTAL LAND VALUE - MARKET | | 105,380 |
| TOTAL MARKET VALUE | | 147,352 |
| SOH/AGL Deduction | | 6,752 |
| ASSESSED VALUE | | 140,600 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 89,189 |
| TOTAL JUST VALUE | | 147,352 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 147,352 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30849 | M H | 578 | 03/15/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1468/70 | 5/24/2022 | WD | Q | I | 01 | 185,000 |
| GRANTOR: AMPARO EUVARGAIN REVO | | | | | | |
| GRANTEE: SIMMONS RUSSELL | | | | | | |
| 1354/1194 | 2/08/2018 | WD | U | I | 11 | 100 |
| GRANTOR: EUVARGAIN AMPARO | | | | | | |
| GRANTEE: EUVARGAIN AMPARO AS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$.

## 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 2,500.00 | 2,500.00 | 100 | 2026 | 2025 | | 100 | 2,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,500

| 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 | | | 0.00 | 0.00 | 9.58 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 105,380 | | | | | | | |

REVIEW DATE 04/16/2026 BY KS Total Acres: 9.58 Total Land Value: 105,380 Market: 0 Agricultural: 0 Common: 105,380 PRINTED 11/17/2026 BY SYS