LOT 29 APPALACHIE TRACE UNR: COM
W 579.39 FT FOR POB, CONT W 579.
FT, E 579.35 FT, S 752.75 FT TO

ALVAREZ ANA
4323 SW HERLONG ST
FORT WHITE, FL 32038

2027

03-6S-16-03766-129

BUILDING CHARACTERISTICS

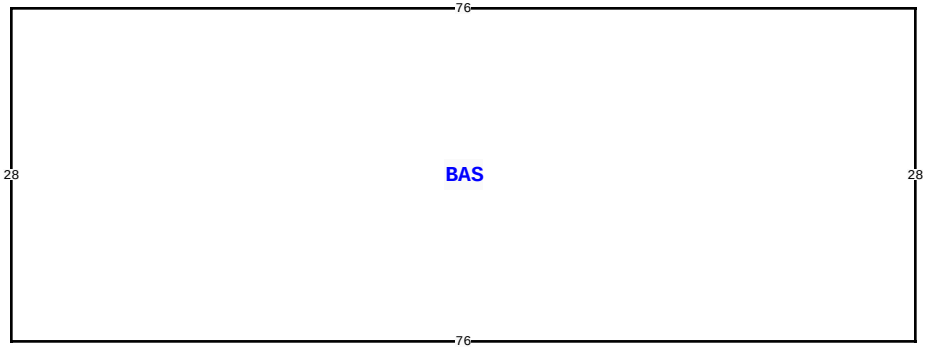
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,128	100		2,128	47,948
TOTALS	2,128			2,128	47,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,128	93.8790	56.33	119,870	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2010 Heated Area: 2128 HX Base Yr 2010



4323 SW HERLONG ST, FORT WHITE

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

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	12	24	288.00	UT	14.00	14.00	50	2006	2006	3	50	2,016	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,948
TOTAL MARKET OB/XF VALUE		9,416
TOTAL LAND VALUE - MARKET		107,800
TOTAL MARKET VALUE		165,164
SOH/AGL Deduction		89,382
ASSESSED VALUE		75,782
TOTAL EXEMPTION VALUE	HX HB	50,782
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20960	M H	125	08/06/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0671	6/11/2010	QC	U	I	11	100
GRANTOR: RONALD MASTERS 11						
GRANTEE: ANA ALVAREZ						
1169/0480	3/13/2009	WD	Q	I	01	86,700
GRANTOR: EUVARGAIN & FRANCIA A						
GRANTEE: ANA ALVAREZ & RONAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S28 E76 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,416

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	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							
2	0000	C	VAC RES	100		A-1	0.00	0.00	4.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,690							

REVIEW DATE 04/20/2026 BY KS Total Acres: 9.80 Total Land Value: 107,800 Market: 0 Agricultural: 0 Common: 107,800 PRINTED 11/17/2026 BY SYS