BEG SE COR OF W1/2 OF NE1/4 OF N
298 FT, W 150 FT, S 298 FT, E 15
S 25 FT FOR RD.

CRUZ RAPHAEL/CRUZ PEGAH
271 SW NEWPORT LN
FORT WHITE, FL 32038

2026

04-4S-16-02772-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

163 SW RIDDLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	10,815
TOTAL MARKET VALUE	17,815
SOH/AGL Deduction	0
ASSESSED VALUE	17,815
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,815
TOTAL JUST VALUE	17,815
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	17,815

XFOB:1:1: DELWOOD M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054501	Mobile Home		11/17/2025
000054235	Right-of-Way Acce		10/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2676	10/02/2025	WD	Q	I	01	25,186
GRANTOR: BKL INVESTMENTS CO						
GRANTEE: CRUZ REPHAEL						
1482/2265	6/17/2022	QC	U	I	11	100
GRANTOR: CRUZ RAPHAEL						
GRANTEE: CRUZ RAPHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	1.03	AC		1.00	1.00	0.70	15,000.00	10,500.00	10,815							

REVIEW DATE 01/20/2026 BY justin Total Acres: 1.03 Total Land Value: 10,815 Market: 0 Agricultural: 0 Common: 10,815 PRINTED 06/08/2026 BY SYS