

COMM SW COR OF E1/2 OF SE1/4 OF  
N 152.61 FT FOR POB, CONT N 486.  
RIDDLE RD, E ALONG RIDDLE RD 89.

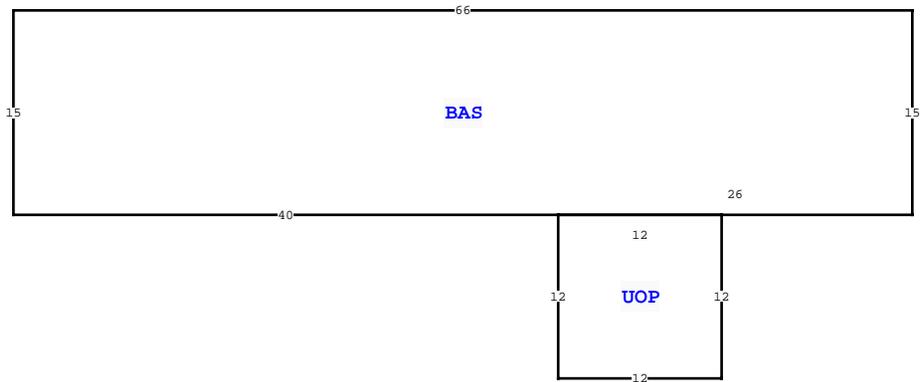
CRUZ RAPHAEL/CRUZ PEGAH  
271 SW NEWPORT LN  
FORT WHITE, FL 32038

**2026**

04-4S-16-02772-072  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	990	100	
UOP	144	25	
TOTALS	1,134		1,026 61,159

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	02	1,026	112.9000	108.38	111,198	1993	1993	0	0	45.00	55.00		
1 MANUF 1 0% - 0 Heated Area: 990 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			61,159
TOTAL MARKET OB/XF VALUE			7,400
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			83,559
SOH/AGL Deduction			14,347
ASSESSED VALUE			69,212
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			69,212
TOTAL JUST VALUE			83,559
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			82,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/2000	10/02/2025	QC	U	I	11	100
GRANTOR: CRUZ RAPHAEL						
GRANTEE: CRUZ RAPHAEL						
1341/1323	6/14/2017	WD	Q	I	01	47,000
GRANTOR: ROBERT L & KAY M PRIE						
GRANTEE: RAPHAEL CRUZ						

EXTRA FEATURES		154 SW RIDDLE LN, LAKE CITY															
L N	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S15 E40 UOP= S12 E12 N12 W12\$ E26 N15\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							