COMM AT THE SE COR OF SEC, RUN W
LINE 1311.06 FT, TO POB. CONT W
N 657.85 FT, TO THE N LINE OF TH

REID DAVE/REID DENISE
425 SW TREASURE LN
FORT WHTIE, FL 32038

2027

06-6S-16-03785-001

BUILDING CHARACTERISTICS

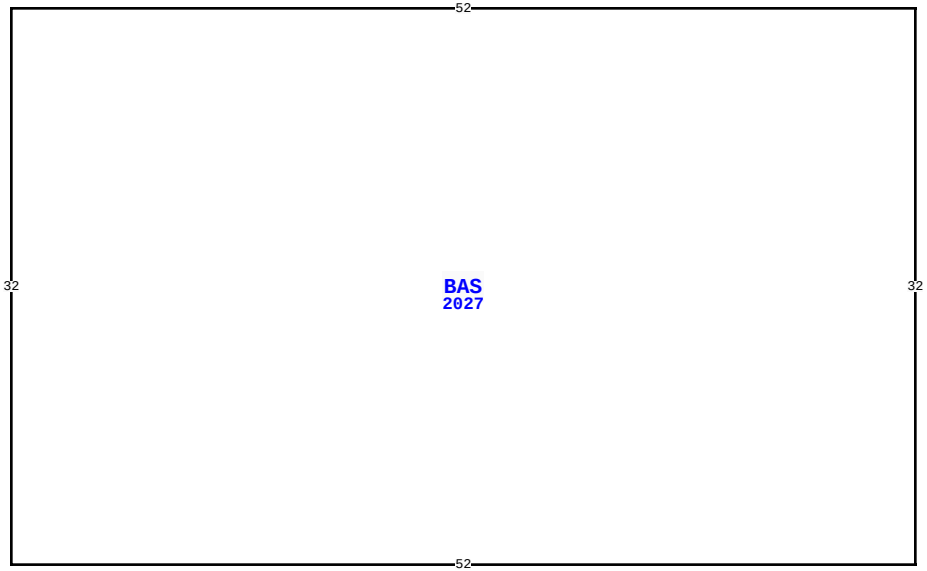
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	6616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2027	1,664	171,373
TOTALS	1,664			1,664	171,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,664	113.0000	105.09	174,870	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1664 HX Base Yr



425 SW TREASURE LN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0	11	30	330.00	UT	10.00	10.00	100	2017	2017	3	100	3,300	
2	0294	SHED WOOD/	0	0	11	30	330.00	UT	10.00	10.00	100	2017	2017	3	100	3,300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	80,000.00	80,000.00	100	2026	2025		100	80,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,373
TOTAL MARKET OB/XF VALUE	93,600
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	374,973
SOH/AGL Deduction	3,105
ASSESSED VALUE	371,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	371,868
TOTAL JUST VALUE	374,973
NCON VALUE	171,373
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055959	Mobile Home		06/24/2026
35140	PUMP/UTPOL	50	04/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1711	3/15/2021	WD	Q	I	01	75,000
GRANTOR: WESTRIDGE INC						
GRANTEE: REID DAVE						
1220/1687	8/30/2011	WD	U	V	40	75,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: KEITH A & TAMELA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=18,9] E52 S32 W52 N32 $
.

LAND DESCRIPTION

TOTAL OB/XF 93,600

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	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 08/11/2026 BY Nick Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS