

LOT 10 COLE'S S/D UNREC @ WILSON  
 COMM SE COR & RUN W 561.24 FT, N  
 FT TO POB, CONT N 579.16 FT, W 7

ANDREU SHERRY ANNE  
 446 SW COLES CT  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04145-010  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
TOTALS	1,782		1,782 113,010

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100% - 2016		194,844	2008	2008	0	0	42.00	58.00	Heated Area: 1782 HX Base Yr 2016	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>													
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			113,010	
TOTAL MARKET OB/XF VALUE			11,080	
TOTAL LAND VALUE - MARKET			90,860	
TOTAL MARKET VALUE			214,950	
SOH/AGL Deduction			105,061	
ASSESSED VALUE			109,889	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			58,478	
TOTAL JUST VALUE			214,950	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			205,937	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26613	M H	636	01/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/1823	2/05/2015	WD	U	I	12	97,000
GRANTOR: BAYVIEW LOAN SERVICING						
GRANTEE: SHERRY ANNE ANDREU						
1282/1642	10/06/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAYVIEW LOAN SERVIC						

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2008	2008	3	100	1,200	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	100	2008	2008	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

TOTAL OB/XF										11,080														
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	100			0.00	0.00	1.06	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,660							
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.00	AC		1.00	1.00	0.80	11,000.00	8,800.00	79,200							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S27 E66 N27S.