

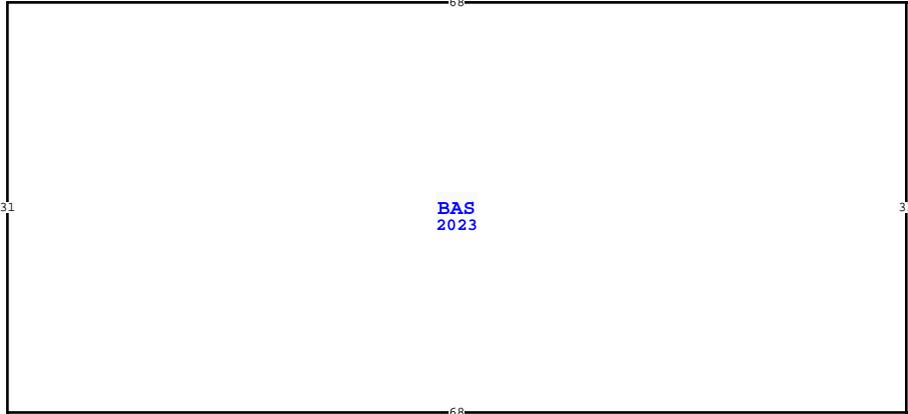
COMM SE COR SEC, RUN N 2569.59 F
TO N LINE OF S1/2 OF NE1/4 & POB
1251.37 FT TO C/L OF 150 FT POWE

PEREZ EMILIO R/PEREZ THERESA D
725 SW COLES CT
FORT WHITE, FL 32038

2026

06-7S-16-04145-017


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	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	6716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,108	100	2023
TOTALS	2,108		2,108

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	-	2023							
Heated Area: 2108					HX Base Yr 2023							
												
BLD DATE						LGL DATE						
XF DATE						LAND DATE	05/06/2026	MLU				
INC DATE						AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,875
TOTAL MARKET OB/XF VALUE			25,000
TOTAL LAND VALUE - MARKET			111,100
TOTAL MARKET VALUE			378,975
SOH/AGL Deduction			102,935
ASSESSED VALUE			276,040
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			224,629
TOTAL JUST VALUE			378,975
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042707	Mobile Home		09/08/2021
000042325	Electrical Servic	0	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/354	7/12/2021	WD Q	Q	I	01	114,500
GRANTOR: SIMMONS ROBERT EARL						
GRANTEE: PEREZ EMILIO R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=30,20] E68 S31 W68 N31 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2023	2022	100	7,000	
2	0031	BARN,MT AE	0	100	0	0		1.00	UT 11,500.00	11,500.00	100	2023	2022	100	11,500	
3	0060	CARPORT F	0	100	0	0		1.00	UT 6,500.00	6,500.00	100	2023	2022	100	6,500	
TOTALS													25,000			

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	100		00	0.00	0.00	10.10	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,100							