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

2027

06-7S-16-04145-017

BUILDING CHARACTERISTICS

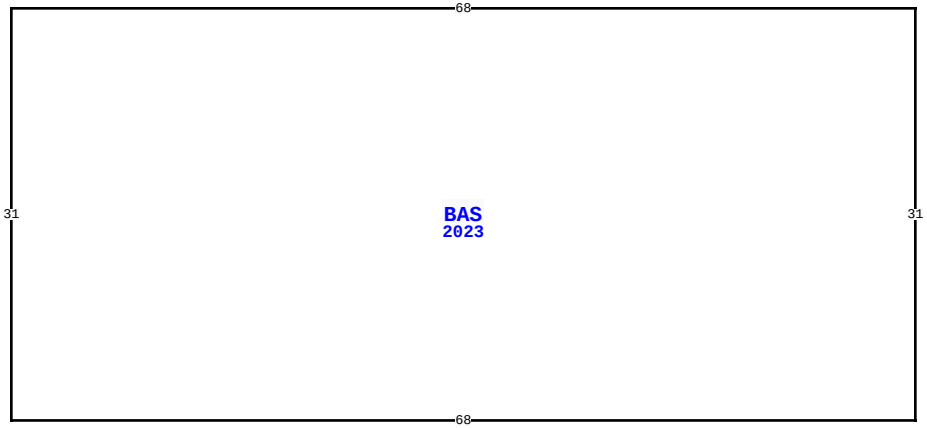
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2023	2,108	228,978
TOTALS	2,108			2,108	228,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,108	115.5000	114.34	241,029	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 100% - 2023 Heated Area: 2108 HX Base Yr 2023



725 SW COLES CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		228,978
TOTAL MARKET OB/XF VALUE		25,000
TOTAL LAND VALUE - MARKET		111,100
TOTAL MARKET VALUE		365,078
SOH/AGL Deduction		80,757
ASSESSED VALUE		284,321
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,910
TOTAL JUST VALUE		365,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,400

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	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 $

.

LAND DESCRIPTION

TOTAL OB/XF 25,000

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	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							

REVIEW DATE 05/13/2022 BY JB Total Acres: 10.10 Total Land Value: 111,100 Market: 0 Agricultural: 0 Common: 111,100 PRINTED 11/17/2026 BY SYS