LOT 1 WILSON SPRINGS MEADOWS UNR
BEG SE COR OF SW1/4 OF SE1/4, RU
798.34 FT, S 611.76 FT, E 797.67

SEPULVEDA RUBY
149 SW BYRON CT
FORT WHITE, FL 32038-4963

2027

06-7S-16-04150-101

BUILDING CHARACTERISTICS

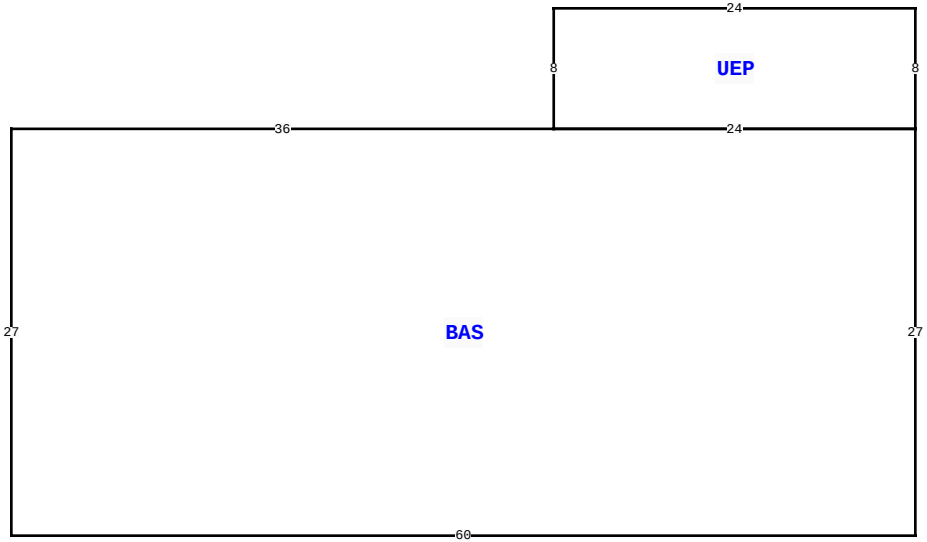
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	6716.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	94,384
UEP	192	70		134	7,807
TOTALS	1,812			1,754	102,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,754	113.9000	105.93	185,801	2000	2000	0	0	0	45.00	55.00

2 MANUF 1 100% - 2001 Heated Area: 1620 HX Base Yr 2001



149 SW BYRON 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,191
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	93,200
TOTAL MARKET VALUE	203,091
SOH/AGL Deduction	107,773
ASSESSED VALUE	95,318
TOTAL EXEMPTION VALUE	SX HX HB 95,318
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	203,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048684	Roof Replacement	7,650	11/17/2023
16973	M H	125	05/17/2000
15697	M H	75	06/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1708	1/20/2017	LE	U	I	14	100
GRANTOR: RUBY SEPULVEDA & SUNS						
GRANTEE: ANGELITA MERCEDES S						
1224/2181	11/07/2011	WD	U	V	11	30,000
GRANTOR: BULLARD-DENUNE INVEST						
GRANTEE: RUBY SEPULVEDA & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E60 N27 UEP= N8 W24 S8 E24$ W24$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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			0.00	0.00	5.60	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,000							
2	0000	C	VAC RES	100			0.00	0.00	3.72	AC		1.00	1.00	1.00	10,000.00	10,000.00	37,200							

REVIEW DATE 12/19/2023 BY JS Total Acres: 9.32 Total Land Value: 93,200 Market: 0 Agricultural: 0 Common: 93,200 PRINTED 11/18/2026 BY SYS