

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

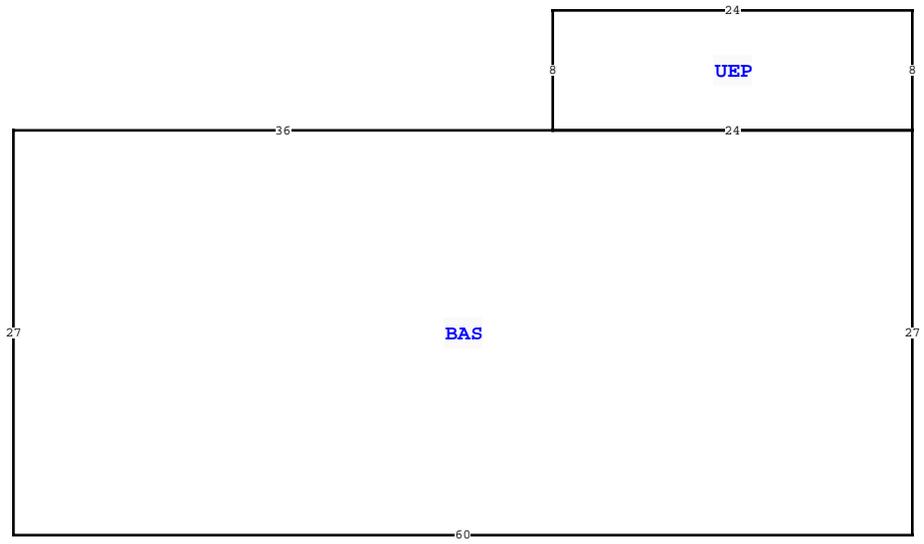
2026

06-7S-16-04150-101



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 Floor	14	CARPET	90		
Interior Floor	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	95,399
UEP	192	70		134	7,891
TOTALS	1,812			1,754	103,291

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100%	-	2001							Heated Area: 1620	HX Base Yr 2001



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			103,291
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			69,900
TOTAL MARKET VALUE			180,891
SOH/AGL Deduction			88,349
ASSESSED VALUE			92,542
TOTAL EXEMPTION VALUE	SX HX HB	92,542	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			180,891
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			180,891

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						

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	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	

TOTAL OB/XF														7,700			
149 SW BYRON CT, FORT WHITE																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU			

BUILDING NOTES													

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

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			0.00	0.00	5.60	AC		1.00	1.00	1.00	7,500.00	7,500.00	42,000										
2	0000	C	VAC RES	100			0.00	0.00	3.72	AC		1.00	1.00	1.00	7,500.00	7,500.00	27,900										