

COMM SE COR OF SW1/4 OF SE1/4, R  
 FOR POB, CONT N 573.63 FT, W 798  
 FT, E 798.34 FT TO POB. EX 5.25

DEPRIEST RICHARD W  
 245 SW BYRON CT  
 FORT WHITE, FL 32038

**2026**

06-7S-16-04150-102  


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	04 PLYWOOD 100				
Interior Floor	14 CARPET 70				
Interior Floor	08 SHT VINYL 30				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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	1,056	100		1,056	28,563
TOTALS	1,056			1,056	28,563

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	100%	2023		Heated Area: 1056					HX Base Yr 2023														
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/07/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/07/2025	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			28,563
TOTAL MARKET OB/XF VALUE			10,840
TOTAL LAND VALUE - MARKET			39,525
TOTAL MARKET VALUE			78,928
SOH/AGL Deduction			10,631
ASSESSED VALUE			68,297
TOTAL EXEMPTION VALUE	HX HB		43,297
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			78,928
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,303
SALE:1:1: FOR 10.52 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/880	3/30/2022	WD	Q	I	01	80,000
GRANTOR: COOK BETTY D CLEMON						
GRANTEE: DEPRIEST RICHARD W						
1457/1462	1/17/2022	QC	U	I	11	100
GRANTOR: REDD JOSEPH S II						
GRANTEE: COOK BETTY D CLEMON						

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	12	16			192.00	UT	7.50				1,440	
2	0040	BARN, POLE	0	100	14	20			280.00	UT	2.50				700	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
4	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00				1,200	
5	0251	LEAN TO W/	0	100	0	0			1.00	UT	0.00				500	

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		A-1	0.00	0.00	5.27	AC		1.00	1.00	1.00	7,500.00	7,500.00	39,525							

REVIEW DATE 06/23/2015 BY TW																													
Total Acres: 5.27										Total Land Value: 39,525					Market: 0					Agricultural: 0					Common: 39,525				