

PART OF LOT 1 WILSON SPRINGS MEA  
 COMM SE COR OF SW1/4 OF SE1/4, W  
 POB, CONT W 208.44 FT, N 392.28

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

**2026**

06-7S-16-04150-111

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12	HARDWOOD	100
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
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
BAS	1,736	100	
TOTALS	1,736		1,736
			169,923

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2022								
Heated Area: 1736					HX Base Yr 2022							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-size: 2em;">BAS</span> </div>												
<div style="display: flex; justify-content: space-between;"> <span>BLD DATE</span> <span>LGL DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>XF DATE</span> <span>LAND DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>INC DATE</span> <span>AG DATE</span> </div>												
										05/06/2026	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,923	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		22,560	
TOTAL MARKET VALUE		199,483	
SOH/AGL Deduction		48,655	
ASSESSED VALUE		150,828	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		99,417	
TOTAL JUST VALUE		199,483	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054519	Storage Building	9,000	11/19/2025
000054240	Right-of-Way Acce		10/15/2025
37611	M H	685	01/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1239	6/28/2018	WD	U	V	11	0
GRANTOR: RUBY SEPULVEDA						
GRANTEE: ANGELITA MERCEDES S						
1363/1202	6/28/2018	WD	U	V	11	0
GRANTOR: RUBY SEPULVEDA						
GRANTEE: ANGELITA MERCEDES S						

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
1	9945	Well/Sept	0	100	0	0			7,000.00	100		
										3	100	7,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S31 E56 N31\$.	

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	1.88	AC		1.00	1.00	1.00	12,000.00	12,000.00	22,560							