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

2027

06-7S-16-04150-111

BUILDING CHARACTERISTICS

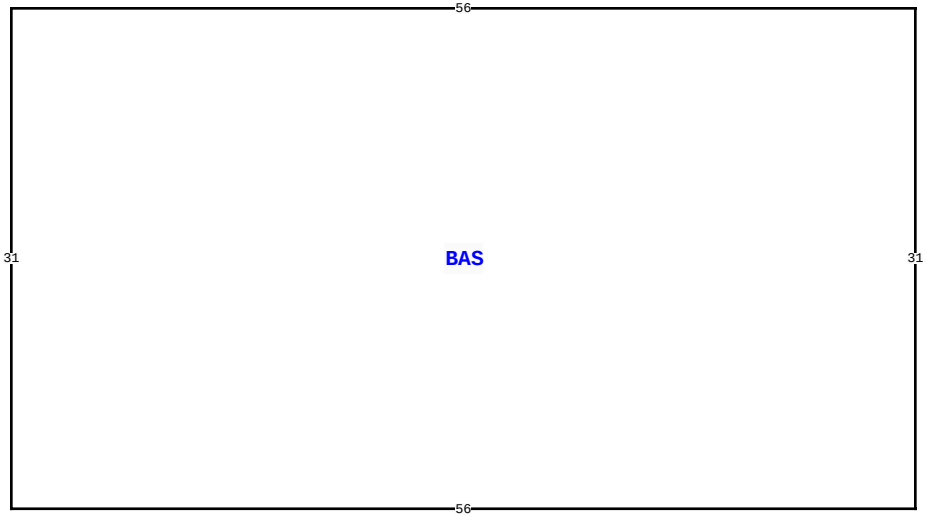
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	168,116
TOTALS	1,736			1,736	168,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,736	117.0000	108.81	188,894	2019	2019	0	0	0	11.00	89.00

1 MANUF 1 100% - 2022 Heated Area: 1736 HX Base Yr 2022



4578 SW WILSON SPRINGS RD, 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			3	100	7,000	
2	0294	SHED WOOD/	0	100	12	40	480.00	UT	15.00	15.00	100	2027	2026		100	7,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,116
TOTAL MARKET OB/XF VALUE		14,200
TOTAL LAND VALUE - MARKET		22,560
TOTAL MARKET VALUE		204,876
SOH/AGL Deduction		42,323
ASSESSED VALUE		162,553
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,142
TOTAL JUST VALUE		204,876
NCON VALUE		7,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,483

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S31 E56 N31$.

LAND DESCRIPTION

TOTAL OB/XF 14,200

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

REVIEW DATE 04/27/2026 BY TW Total Acres: 1.88 Total Land Value: 22,560 Market: 0 Agricultural: 0 Common: 22,560 PRINTED 11/18/2026 BY SYS