

COMM NE COR, RUN W 40 FT TO W R/
ALONG R/W 638.44 FT, W 1514.77 F
W 806.91 FT, N 493 FT TO S R/W I

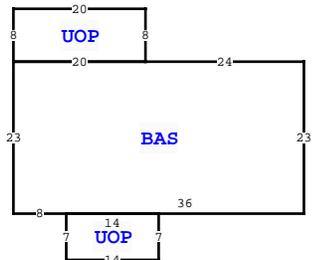
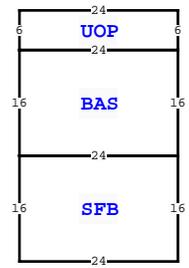
TRINCHERO JOHN R/TRINCHERO JUNE ROXANN
1582 SW HERLONG RD
FT WHITE, FL 32038

2026

07-6S-17-09621-203

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 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	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	1,803	94.4100	59.48	107,242	2004	2004	0	0	0	57.00	43.00		
1 MOBILE HME 100% - 2003 Heated Area: 1780 HX Base Yr 2003														



Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	7617.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	9,821
BAS	1,012	100		1,012	25,883
SFB	384	80		307	7,852
UOP	98	25		24	614
UOP	144	25		36	921
UOP	160	25		40	1,023
TOTALS	2,182			1,803	46,114

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			46,114
TOTAL MARKET OB/XF VALUE			14,580
TOTAL LAND VALUE - MARKET			106,590
TOTAL MARKET VALUE			167,284
SOH/AGL Deduction			89,008
ASSESSED VALUE			78,276
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			26,865
TOTAL JUST VALUE			167,284
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054795	Electrical Servic		01/09/2026
19220	M H	125	02/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2061	3/14/2025	WD	U	I	11	100
GRANTOR: TRINCHERO JOHN R						
GRANTEE: TRINCHERO JUNE ROXA						
0945/1317	10/26/2001	QC	Q	V	01	100
GRANTOR: EGBERT & MOBLET MCLEO						
GRANTEE: JOHN TRINCHERO						

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	0296	SHED METAL	0	100	14	24	336.00	UT	5.00	100	2003	2003	3	100	1,680	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
8	0081	DECKING WI	0	100	0	0	200.00	UT	7.00	100	2013	2013	3	100	1,400	
9	0080	DECKING	0	100	0	0	120.00	UT	5.00	100	2013	2013	3	100	600	

1582 SW HERLONG ST, FORT WHITE										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	05/06/2026	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF														14,580

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS= W24 UOP= N8 W20 S8 E20\$ W20 S23 E8 UOP= S7 E14 N7 W14\$ E36 N23\$ PTR= N30 SFB= N16 BAS= N16 UOP= N6 W24 S6 E24\$ W24 S16 E24\$ W24 S16 E24\$ S30\$.

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	9.69	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,590							