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

2027

07-6S-17-09621-203

BUILDING CHARACTERISTICS

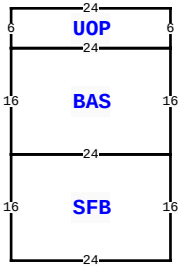
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7617.0200	1.00/

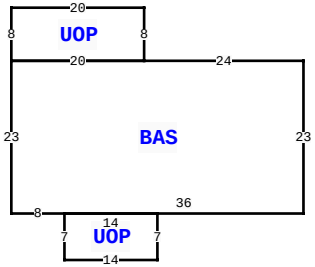
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	9,354
BAS	1,012	100		1,012	24,652
SFB	384	80		307	7,479
UOP	98	25		24	585
UOP	144	25		36	877
UOP	160	25		40	974
TOTALS	2,182			1,803	43,920

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	56.65	102,140	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2003 Heated Area: 1780 HX Base Yr 2003





1582 SW HERLONG ST, 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	0296	SHED METAL	0	100	14	24	336.00	UT	5.00	5.00	100	2003	2003	3	100	1,680	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
8	0081	DECKING WI	0	100	0	0	200.00	UT	7.00	7.00	100	2013	2013	3	100	1,400	
9	0080	DECKING	0	100	0	0	120.00	UT	5.00	5.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 14,580

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

REVIEW DATE 03/26/2026 BY TW Total Acres: 9.69 Total Land Value: 106,590 Market: 0 Agricultural: 0 Common: 106,590 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		43,920
TOTAL MARKET OB/XF VALUE		14,580
TOTAL LAND VALUE - MARKET		106,590
TOTAL MARKET VALUE		165,090
SOH/AGL Deduction		84,466
ASSESSED VALUE		80,624
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,213
TOTAL JUST VALUE		165,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,090

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						

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$.