

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

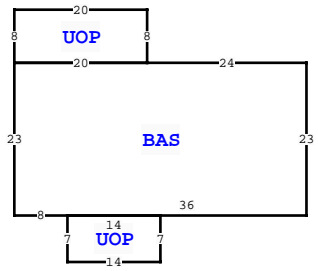
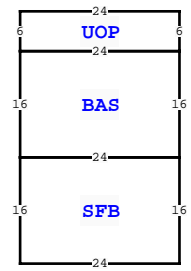
TRINCHERO JOHN R/TRINCHERO JUNE ROXANN  
1582 SW HERLONG RD  
FT WHITE, FL 32038

**2026**

07-6S-17-09621-203

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
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
BAS	384	100	
BAS	1,012	100	
SFB	384	80	
UOP	98	25	
UOP	144	25	
UOP	160	25	
TOTALS	2,182		

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%	- 2003		102,140	2004	2004	0	0	57.00	43.00
				Heated Area: 1780			HX Base Yr 2003				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			86,814
ASSESSED VALUE			78,276
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			26,865
TOTAL JUST VALUE			165,090
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
1	0296	SHED METAL	0	100	14	24	336.00	UT	5.00	100	2003
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013
8	0081	DECKING WI	0	100	0	0	200.00	UT	7.00	100	2013
9	0080	DECKING	0	100	0	0	120.00	UT	5.00	100	2013

TOTAL OB/XF											
14,580											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	9.69	AC	

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			0.00	0.00	9.69	AC	