LOT 3 HERLONG ACRES S/D EX .08 A
AC(PRCL#3) FOR ADD'L RD R/W IN O

PEREIRA JUAN R/PEREIRA JUDITH
5052 SW HERLONG ST
FORT WHITE, FL 32038

2027

10-6S-16-03812-003

BUILDING CHARACTERISTICS

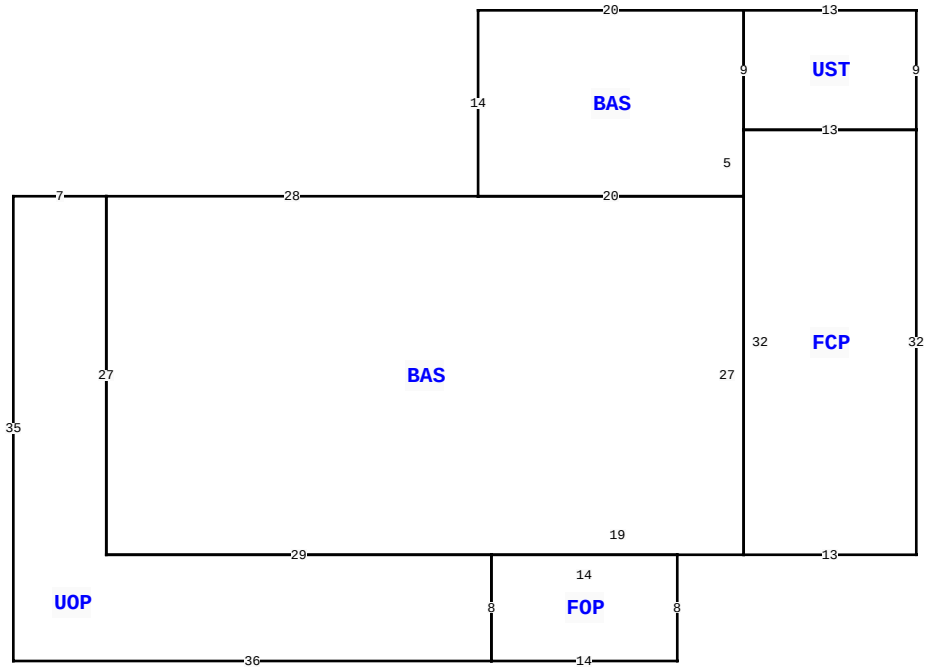
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	8,037
BAS	1,296	100		1,296	37,200
FCP	416	25		104	2,985
FOP	112	35		39	1,119
UOP	477	25		119	3,416
UST	117	45		53	1,521
TOTALS	2,698			1,891	54,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0200	02	1,891	102.5100	82.01	155,081	1995	1995	0	0	20	45.00	35.00

1 MANUF 1 0% - 2026 Heated Area: 1576 HX Base Yr



5052 SW HERLONG ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	50	1996	1996	3	50	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	18	18	324.00	UT	2.50	2.50	70	1996	1996	3	70	567	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	54,278
TOTAL MARKET OB/XF VALUE	9,267
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	118,545
SOH/AGL Deduction	0
ASSESSED VALUE	118,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,545
TOTAL JUST VALUE	118,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,221

XFOB:1:1: NOVA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10960	M H	125	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/926	2/06/2025	TR	U	I	38	400,000
GRANTOR: MORGAN JERRY R						
GRANTEE: PEREIRA JUAN R						
1420/0891	8/14/2020	LE	U	I	14	100
GRANTOR: JERRY MORGAN (LIFE ES						
GRANTEE: JERRY R MORGAN REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= W7 S35 E36 N8 W29 N27$ S27 E29 FOP= S8 E14N8 W14$ E19 FCP= E13 N32 W13 S32$ N27 BAS= N5 UST= E13 N9 W13 S9$ N9 W20 S14 E20$W20$.

LAND DESCRIPTION

TOTAL OB/XF 9,267

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 04/30/2026 BY KS Total Acres: 4.85 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS