

COMM SE COR, RUN W 1323.38 FT TO
OF SW1/4 OF SE1/4, CONT W 1990 F
CONT W 656.76 FT, N 671.48 FT, E

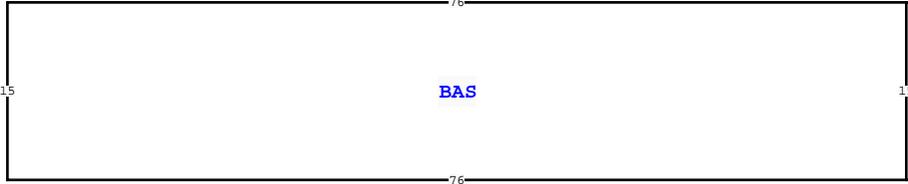
HERNANDEZ OMAR
504 SW BUCCHI GLN
FORT WHITE, FL 32038

2026

10-7S-16-04172-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10716.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
TOTALS	1,140		1,140
			84,388

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,140	113.4000	108.86	124,100	2011	2011	0	0	32.00	68.00	
5 MANUF 1			100% - 2026	Heated Area: 1140			HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			84,388
TOTAL MARKET OB/XF VALUE			27,500
TOTAL LAND VALUE - MARKET			111,100
TOTAL MARKET VALUE			222,988
SOH/AGL Deduction			0
ASSESSED VALUE			222,988
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			171,577
TOTAL JUST VALUE			222,988
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,732
BLDG:2:1: ALLA MH			
BLDG:1:1: COACHMAN MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052179	Roof Replacement	7,400	01/29/2025
30056	M H	499	04/05/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/2110	3/14/2025	WD	Q	I	01	288,500
GRANTOR: FARRELL BRETT ROBERT						
GRANTEE: HERNANDEZ OMAR						
1536/2107	1/10/2024	QC	U	I	11	100
GRANTOR: TAYLOR CAITLIN EMILY						
GRANTEE: FARRELL BRETT ROBER						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0080	DECKING	0	100 0	0
2	0262	PRCH,FOP	0	100 0	0
3	0040	BARN,POLE	0	100 30 40	1,200.00
4	0210	GARAGE U	0	100 25 36	900.00
5	9945	Well/Sept	0	100 0	0

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0080	DECKING	0	100 0	0	UT	0.00	0.00	100	2015	2015	3
2	0262	PRCH,FOP	0	100 0	0	UT	0.00	0.00	100	2017	2017	3
3	0040	BARN,POLE	0	100 30 40	1,200.00	UT	4.50	4.50	100	2018	2018	3
4	0210	GARAGE U	0	100 25 36	900.00	UT	16.00	16.00	100	2018	2018	3
5	9945	Well/Sept	0	100 0	0	UT	7,000.00	7,000.00	100			3
TOTALS												
27,500												

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

BUILDING DIMENSIONS												
BAS= W76 S15 E76 N15\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.10	AC		1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	11,000.00	11,000.00	111,100							