

COMM SW COR OF SE1/4, RUN N ALON
OF SEC 1356.57 FT, E 659.62 FT F
659.62 FT, N 663.83 FT, W 661.94

GARCIA FERNANDO
10335 AVELAR RIDGE DRIVE
RIVERVIEW, FL 33578

2026

12-6S-16-03816-407



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
TOTALS	1,296		67,338

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	2022	Heated Area: 1296			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 48 48 27 27 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS</p> </div> </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			67,338
TOTAL MARKET OB/XF VALUE			15,600
TOTAL LAND VALUE - MARKET			110,770
TOTAL MARKET VALUE			193,708
SOH/AGL Deduction			28,613
ASSESSED VALUE			165,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,095
TOTAL JUST VALUE			193,708
NCON VALUE			15,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042208	Mobile Home		06/24/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/2566	3/10/2015	WD	Q	V	01	45,000
GRANTOR: MICHAEL S & CHERYL BE						
GRANTEE: FERNANDO GARCIA						
1037/1221	2/04/2005	WD	U	V	08	38,000
GRANTOR: SHWN & AMY SOUGHWELL						
GRANTEE: MICHAEL S & CHERYL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026
3	0060	CARPORT F	0	0	24	40	1.00	UT	7,600.00	7,600.00	100	2026

TOTAL OB/XF												
15,600												
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	0			0.00	0.00	10.07	AC		1.00

BUILDING NOTES												
780 SW CHOCTAW AVE, FORT WHITE												

BUILDING DIMENSIONS												
BAS=[ORIG=16,12] E48 S27 W48 N27 \$												

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	0			0.00	0.00	10.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,770							