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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

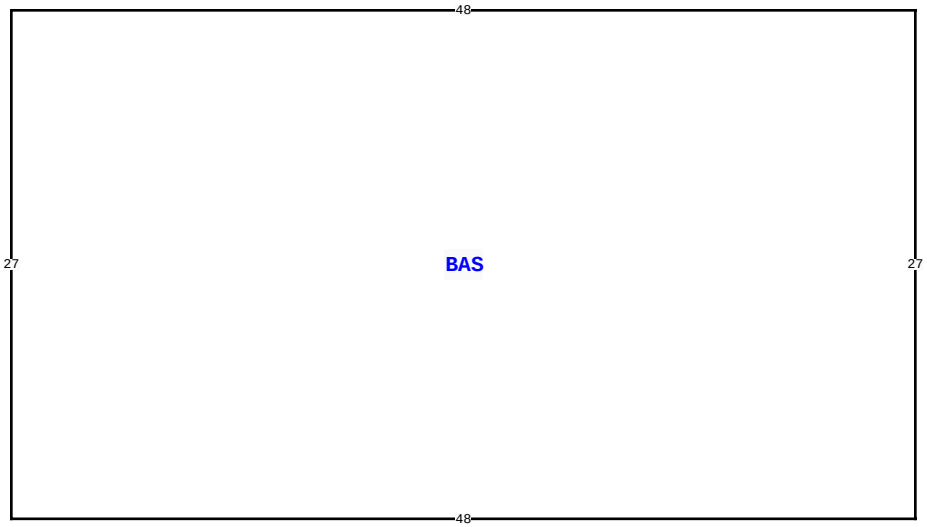
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	67,338
TOTALS	1,296			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
0201	02	1,296	100.5000	94.47	122,433	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 1296 HX Base Yr



780 SW CHOCTAW AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	67,338
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,665
TOTAL MARKET VALUE	163,003
SOH/AGL Deduction	13,508
ASSESSED VALUE	149,495
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,495
TOTAL JUST VALUE	163,003
NCON VALUE	0
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	10.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,665							

REVIEW DATE 09/16/2021 BY JB Total Acres: 10.07 Total Land Value: 95,665 Market: 0 Agricultural: 0 Common: 95,665 PRINTED 03/24/2026 BY SYS