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

2027

12-6S-16-03816-407

BUILDING CHARACTERISTICS

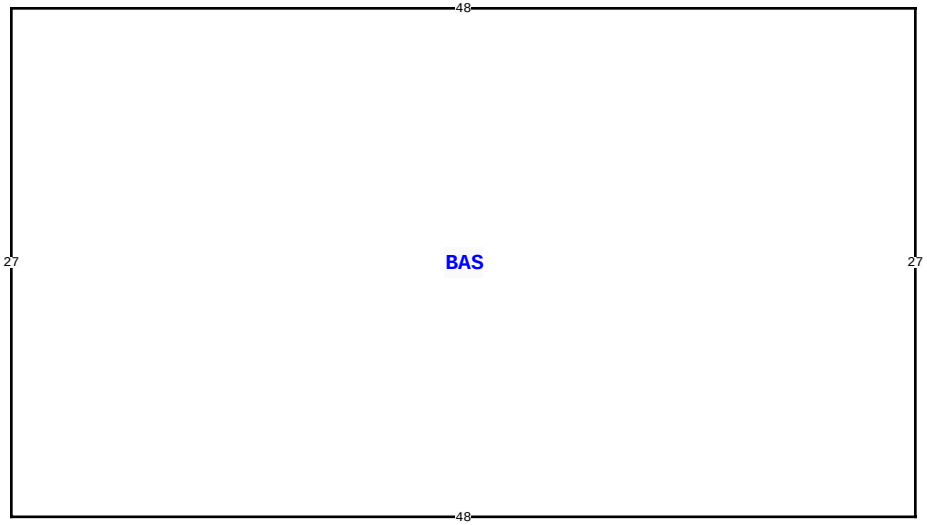
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	66,618
TOTALS	1,296			1,296	66,618

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	93.46	121,124	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	05/06/2026 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
3	0060	CARPORT F	0	0	24	40	1.00	UT	7,600.00	7,600.00	100	2026	2025		100	7,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,618
TOTAL MARKET OB/XF VALUE	15,600
TOTAL LAND VALUE - MARKET	110,770
TOTAL MARKET VALUE	192,988
SOH/AGL Deduction	11,383
ASSESSED VALUE	181,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,605
TOTAL JUST VALUE	192,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,708

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,600

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	11,000.00	11,000.00	110,770							

REVIEW DATE 04/27/2026 BY KS Total Acres: 10.07 Total Land Value: 110,770 Market: 0 Agricultural: 0 Common: 110,770 PRINTED 11/17/2026 BY SYS