

COMM SW COR OF SE1/4, RUN E 1310
 N 1375.41 FT FOR POB, CONT N 671
 E 650.50 FT, S 671.46 FT, W 650.

PERRY RENEE
 771 SW CHOCTAW AVE
 FORT WHITE, FL 32038

2026

12-6S-16-03816-410

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	05	DRYWALL	100
Interior Floor	12	HARDWOOD	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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12616.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	2023
TOTALS	1,140		1,140

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0203	02	1,140	115.5000	115.50	131,670	2022	2022	0	0	5.00	95.00			
1 MANUF 3 0% - 2023 Heated Area: 1140 HX Base Yr														
771 SW CHOCTAW AVE, FORT WHITE														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/06/2026	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			125,086	
TOTAL MARKET OB/XF VALUE			16,300	
TOTAL LAND VALUE - MARKET			110,330	
TOTAL MARKET VALUE			155,236	
SOH/AGL Deduction			0	
ASSESSED VALUE			155,236	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			155,236	
TOTAL JUST VALUE			251,716	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			243,131	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043252	Mobile Home		11/24/2021
40211	M H	0	07/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1932	7/24/2018	WD	Q	V	01	42,500
GRANTOR: RENA DEOPERSAUD						
GRANTEE: RENEE PERRY						
1349/1088	11/08/2017	WD	U	V	30	35,000
GRANTOR: SISNARINE DEOPERSAUD						
GRANTEE: RENA DEOPERSAUD						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
4	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00
5	0070	CARPORT UF	0	0	9	32	1.00	UT	0.00	0.00
6	0070	CARPORT UF	0	0	20	39	1.00	UT	0.00	0.00
7	0296	SHED METAL	0	0	12	30	1.00	UT	0.00	0.00

TOTAL OB/XF														16,300										
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		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,330							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=18,16] E76 S15 W76 N15 \$

LAND DESCRIPTION	TOTAL OB/XF	16,300																						
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