

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
			128,833

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	0%	- 2023	Heated Area: 1140			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">76</p> <p style="text-align: center;">15</p> <p style="text-align: center;">BAS 2023</p> <p style="text-align: center;">76</p> <p style="text-align: center;">15</p> </div>												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025 MLU

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			128,833	
TOTAL MARKET OB/XF VALUE			16,300	
TOTAL LAND VALUE - MARKET			95,285	
TOTAL MARKET VALUE			157,438	
SOH/AGL Deduction			0	
ASSESSED VALUE			157,438	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			157,438	
TOTAL JUST VALUE			240,418	
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	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2020
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2020
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2020
4	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	2020
5	0070	CARPORT UF	0	0	9	32	1.00	UT	0.00	0.00	100	2020
6	0070	CARPORT UF	0	0	20	39	1.00	UT	0.00	0.00	100	2020
7	0296	SHED METAL	0	0	12	30	1.00	UT	0.00	0.00	100	2020

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	9,500.00	9,500.00	9,785							
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	9,500.00	9,500.00	85,500							

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

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

LAND DESCRIPTION													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	9,500.00	9,500.00	9,785											
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	9,500.00	9,500.00	85,500											