BEG SE COR OF NE1/4 OF NE1/4, RU
TO S R/W OF CR-778, RUN W ALONG
CONT W 217.62 FT, S 1264.51 FT,

FORTIQUE CARMEN HELENA/MADRID ANDREINA DE LA GUDAL
3092 SW COUNTY ROAD 778
FORT WHITE, FL 32038

2027

13-7S-16-04193-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

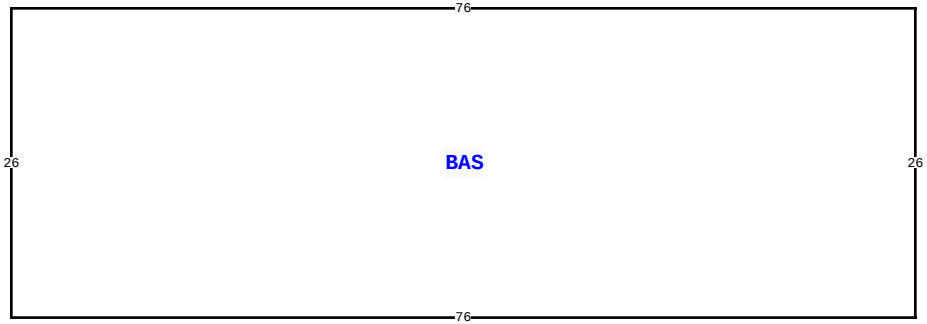
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	186,293
TOTALS	1,976			1,976	186,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,976	113.9000	105.93	209,318	2019	2019	0	0	0	11.00	89.00

3 MANUF 1 100% - 2026 Heated Area: 1976 HX Base Yr 2026



3092 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	0120	CLFENCE 4	0	100	0	0	3,000.00	UT	5.50	5.50	100	2010	2010	3	100	16,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		340,595
TOTAL MARKET OB/XF VALUE		30,100
TOTAL LAND VALUE - MARKET		103,840
TOTAL MARKET VALUE		474,535
SOH/AGL Deduction		0
ASSESSED VALUE		474,535
TOTAL EXEMPTION VALUE	HX HB DH DHB	102,822
BASE TAXABLE VALUE		371,713
TOTAL JUST VALUE		474,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,476

SALE:3:1: 4.72 AC HAVE CORRECTED IN ORB 852

BLDG:2:1: LUV HOMES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38177	M H	523	05/30/2019
38179	M H	0	05/30/2019
10140	M H	10	08/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/547	12/01/2022	WD	U	I	11	100
GRANTOR: VIANA MARCELA						
GRANTEE: FORTIQUE CARMEN HEL						
1382/2331	4/16/2019	QC	U	V	11	100
GRANTOR: LILAC OPERATIONS LLC						
GRANTEE: MARCELA VIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S26 E76 N26$.

LAND DESCRIPTION

TOTAL OB/XF 30,100

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	100		A-1	0.00	0.00	9.44	AC		1.00	1.00	1.00	11,000.00	11,000.00	103,840							

REVIEW DATE 03/02/2026 BY RP Total Acres: 9.44 Total Land Value: 103,840 Market: 0 Agricultural: 0 Common: 103,840 PRINTED 11/17/2026 BY SYS

BEG SE COR OF NE1/4 OF NE1/4, RU
TO S R/W OF CR-778, RUN W ALONG
CONT W 217.62 FT, S 1264.51 FT,

FORTIQUE CARMEN HELENA/MADRID ANDREINA DE LA GUDAL
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2027

13-7S-16-04193-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Exterior Wall	00	N/A 0
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Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

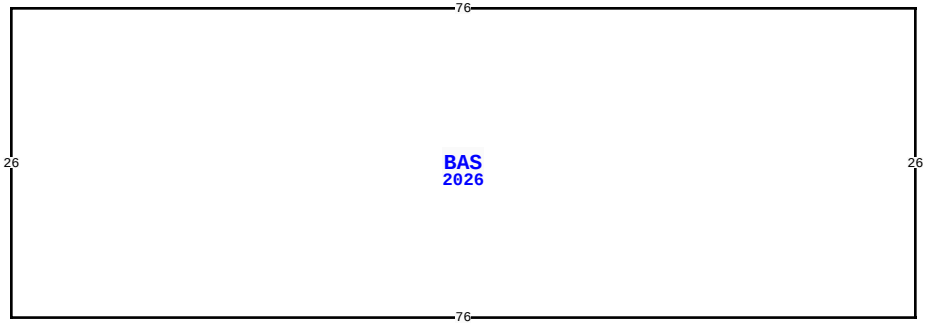
NEIGHBORHOOD/LOC 13716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2026	1,976	154,302
TOTALS	1,976			1,976	154,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,976	113.5000	90.80	179,421	2018	2018	0	0	0	14.00	86.00

4 MANUF 1 100% - 2026 Heated Area: 1976 HX Base Yr 2026



3092 SW COUNTY ROAD 778 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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ASSESSED VALUE		474,535
TOTAL EXEMPTION VALUE	HX HB DH DHB	102,822
BASE TAXABLE VALUE		371,713
TOTAL JUST VALUE		474,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: VIANA MARCELA						
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1382/2331	4/16/2019	QC	U	V	11	100
GRANTOR: LILAC OPERATIONS LLC						
GRANTEE: MARCELA VIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,12] E76 S26 W76 N26 $
.

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

REVIEW DATE 03/02/2026 BY RP Total Acres: 9.44 Total Land Value: 103,840 Market: 0 Agricultural: 0 Common: 103,840 PRINTED 11/17/2026 BY SYS