

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,

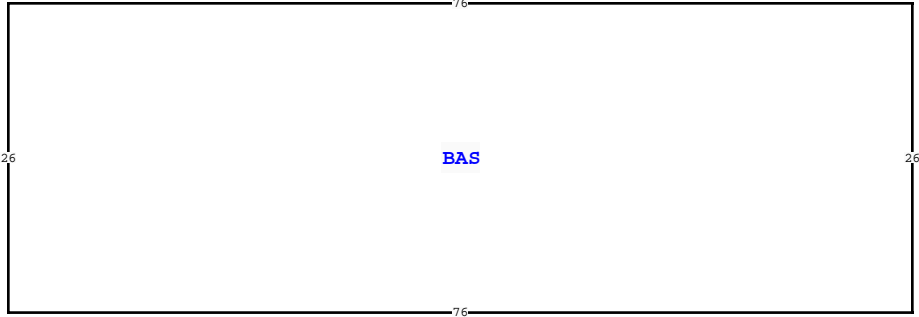
FORTIQUE CARMEN HELENA/MADRID ANDREINA DE LA GUDAL  
3092 SW COUNTY ROAD 778  
FORT WHITE, FL 32038

**2026**

13-7S-16-04193-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,976	100	
TOTALS	1,976		188,297

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	MANUF	1	100%	-	2026							Heated Area: 1976	HX Base Yr 2026



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			344,536
TOTAL MARKET OB/XF VALUE			30,100
TOTAL LAND VALUE - MARKET			103,840
TOTAL MARKET VALUE			478,476
SOH/AGL Deduction			0
ASSESSED VALUE			478,476
TOTAL EXEMPTION VALUE	HX HB DH DHB		102,822
BASE TAXABLE VALUE			375,654
TOTAL JUST VALUE			478,476
NCON VALUE			156,239
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,309
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\$.	

EXTRA FEATURES																
L N	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	100	2010	2010	3	100	600	
2	0120	CLFENCE	4	0	100	0	3,000.00	UT	5.50	100	2010	2010	3	100	16,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	2.00	UT	3,000.00	100			3	100	6,000	

LAND DESCRIPTION														TOTAL OB/XF										
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	100		A-1	0.00	0.00	9.44	AC		1.00	1.00	1.00	11,000.00	11,000.00	103,840							

