

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,

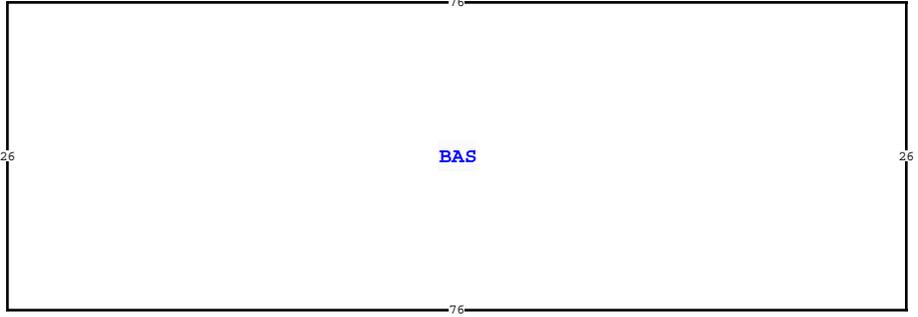
FORTIQUE CARMEN HELENA/MADRID ANDREINA DE LA GUDAL
3092 SW COUNTY ROAD 778
FORT WHITE, FL 32038

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		192,290

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
20201	02	1,976	113.9000	109.34	216,056	2019	2019	0	0	11.00	89.00		
3 MANUF 1 100% - 2026 Heated Area: 1976 HX Base Yr 2026													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				354,307	
TOTAL MARKET OB/XF VALUE				30,100	
TOTAL LAND VALUE - MARKET				103,840	
TOTAL MARKET VALUE				488,247	
SOH/AGL Deduction				0	
ASSESSED VALUE				488,247	
TOTAL EXEMPTION VALUE				HX HB DH DHB 102,822	
BASE TAXABLE VALUE				385,425	
TOTAL JUST VALUE				488,247	
NCON VALUE				162,017	
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						

EXTRA FEATURES														BLD DATE		LGL DATE														
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	INC DATE	AG DATE												
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															
TOTALS														1,976		192,290														

BUILDING NOTES			
3092 SW COUNTY ROAD 778 , FORT WHITE			

BUILDING DIMENSIONS			
BAS= W76 S26 E76 N26\$.			

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							

