

COMM NW COR OF SE1/4 OF NW1/4, R
 POB, CONT E 180.31 FT, S 241.63
 N 241.60 FT TO POB.

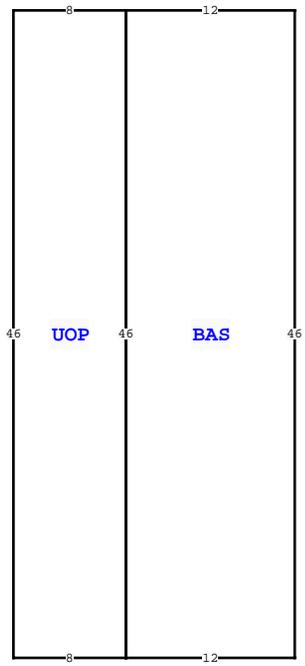
ARTICA JUAN A
 21653 S US HWY 441
 HIGH SPRINGS, FL 32643

2026

13-7S-16-04202-020


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Interior Floor	00	N/A	0
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	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
BAS	552	100	
UOP	368	25	
TOTALS	920		644 16,716

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	644	103.0000	64.89	41,789	1971	1971	0	0	60.00	40.00		
3 MOBILE HME 0% - 2021 Heated Area: 552 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		16,716	
TOTAL MARKET OB/XF VALUE		7,000	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		41,716	
SOH/AGL Deduction		6,133	
ASSESSED VALUE		35,583	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		35,583	
TOTAL JUST VALUE		41,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		36,920	
SALE:1:1: 1.00 ACRE			
BLDG:1:1: SUNC MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16746	M H	125	03/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/2	8/21/2025	LE U		I	14	100
GRANTOR: ARTICA JUAN A						
GRANTEE: ARTICA JUAN A (ENH						
1379/1690	3/05/2019	WD U	V	11		100
GRANTOR: BOBBY L & CANDY P SHA						
GRANTEE: JUAN A ARTICA						

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	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF										7,000							
303 SW COMMUNITY CT, FORT WHITE																	
										BLD DATE		LGL DATE	05/08/2026	MLU			
										XF DATE		LAND DATE					
										INC DATE		AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=-36,22] E12 S46 W12 N46 \$									
UOP=[ORIG=-44,22] E8 S46 W8 N46 \$									

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							