LOT 6 BLOCK A OLD WIRE FARMS.

736-165, WD 988-2177, WD 1265-22

GOULD JOHN THOMAS
13145 SW SMALT LN
PORT ST. LUCIE, FL 34987

2027

14-6S-16-03818-106

BUILDING CHARACTERISTICS

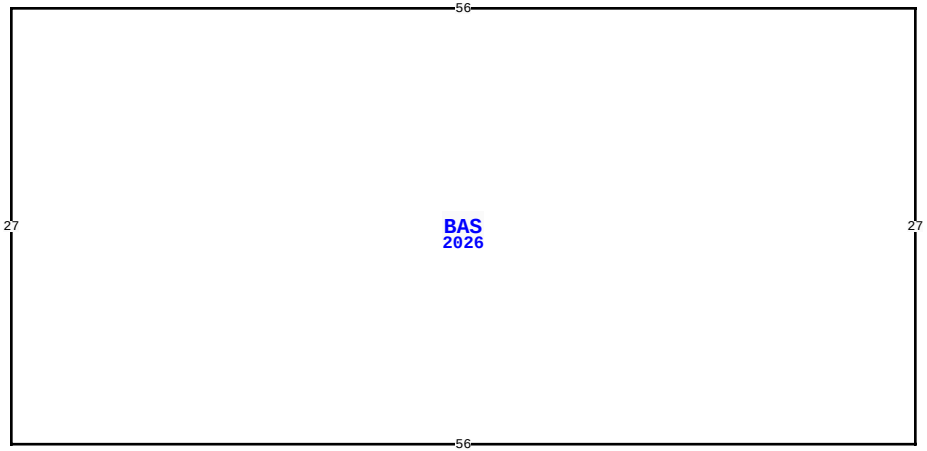
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	127,817
TOTALS	1,512			1,512	127,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,512	107.8250	86.26	130,425	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2026 Heated Area: 1512 HX Base Yr



231 SW HOMESTEAD CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
2	0296	SHED METAL	0	0	30	30	1,140.00	UT	18.00	18.00	100	2027	2026		100	20,520	
3	0251	LEAN TO W/	0	0	12	38	456.00	UT	7.00	7.00	100	2027	2026		100	3,192	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	127,816
TOTAL MARKET OB/XF VALUE	30,712
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	208,528
SOH/AGL Deduction	0
ASSESSED VALUE	208,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,528
TOTAL JUST VALUE	208,528
NCON VALUE	23,712
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,417

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054582	Storage Building	15,300	11/25/2025
000054263	Mobile Home		10/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/1368	2/28/2025	WD	Q	V	03	55,500
GRANTOR: SANCHEZ JUAN CARLOS						
GRANTEE: GOULD JOHN THOMAS						
1464/64	3/25/2022	WD	Q	V	01	50,000
GRANTOR: KENNEDY TINA MARIE BA						
GRANTEE: SANCHEZ JUAN CARLOS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,11] E56 S27 W56 N27 $

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LAND DESCRIPTION

TOTAL OB/XF 30,712

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/11/2026 BY KS Total Acres: 4.04 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS