

COMM SW COR OF SE1/4 OF NE1/4, R
FOR POB, CONT N 369.48 FT, E 540
FT, W 293.39 FT, N 417.49 FT, W

VELEZ JAVIER A/VELEZ AYDEE
999 SW SHILOH ST
FORT WHITE, FL 32038

2026

14-7S-16-04213-006
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	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			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	14716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2025	2,052	55,896
TOTALS	2,052			2,052	55,896

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2026									
				Heated Area: 2052				HX Base Yr				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	55,896		
TOTAL MARKET OB/XF VALUE	11,160		
TOTAL LAND VALUE - MARKET	88,320		
TOTAL MARKET VALUE	155,376		
SOH/AGL Deduction	0		
ASSESSED VALUE	155,376		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	155,376		
TOTAL JUST VALUE	155,376		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	136,976		
SALE:1:1: 7.54 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
40937	STORAGE	0	11/24/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2023	1/09/2025	WD	U	I	21	29,100
GRANTOR: FLYING FARMER LLC						
GRANTEE: VELEZ JAVIER A						
1148/2429	4/15/2008	WD	Q	V	01	100
GRANTOR: MARK P SULLIVAN						
GRANTEE: FLYING FARMER LLC						

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
2	0294	SHED WOOD/	0	0	20	18	360.00	UT	11.00	11.00	100	2010	2010	3	100	3,960	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF													11,160
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2025;ORIG=18,19] E76 S27 W76 N27 \$												

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		A-1	0.00	0.00	7.36	AC		1.00	1.00	1.00	12,000.00	12,000.00	88,320								