

COMM SW COR OF SEC 14, RUN E
12.01 FT, N 666.83 FT FOR POB,
CONT N 1338.40 FT, W 654.97

REYES MICHAEL R
450 SW SPOONBILL COURT
FT WHITE, FL 32038

2026

15-7S-16-04226-118



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		55,368

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	924	115.9000	108.95	100,670	1999	1999	0	0	45.00	55.00														
1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr																									
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		116,812	
TOTAL MARKET OB/XF VALUE		14,750	
TOTAL LAND VALUE - MARKET		171,020	
TOTAL MARKET VALUE		148,570	
SOH/AGL Deduction		18,559	
ASSESSED VALUE		130,011	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		130,011	
TOTAL JUST VALUE		302,582	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		232,162	
SALE:2:1: SALE INCL RE#04218-114 IN SEC 14			
LAND:1:1: JOINS # 14-7S-16-04218-114 (40AC TOTAL)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27184	M H	462	07/18/2008
16101	M H	125	10/01/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0850/0174	12/05/1997	WD	Q	V	01	30,000
GRANTOR: JULIO REYES						
GRANTEE: MICHAEL REYES						
0827/1117	9/01/1996	WD	U	V	35	75,000
GRANTOR: SHILOH RIDGE CO						
GRANTEE: JULIO REYES						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS														14,750			

BUILDING NOTES													
295 SW GIDEON PL, FORT WHITE													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.12	AC		1.00	1.00	1.00	445.00	445.00	8,508							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.12	AC		1.00	1.00	1.00	8,500.00	8,500.00	162,520							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
TOTALS	1,008		1,008
			61,444

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	0%	- 0																			
				Heated Area: 1008																			
					HX Base Yr																		
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EXTRA FEATURES	
295 SW GIDEON PL, FORT WHITE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S28 E36 N28\$.	

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
TOTALS																
0																

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV