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

2027

15-7S-16-04226-118

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

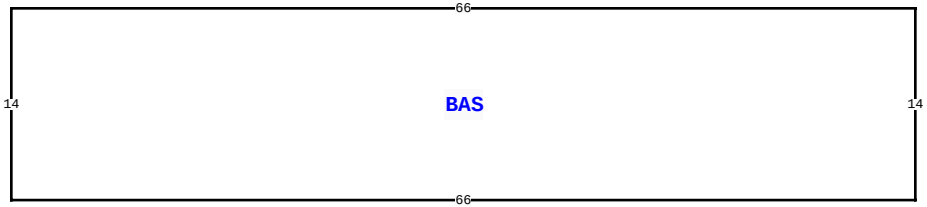
NEIGHBORHOOD/LOC 15716.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	54,779
TOTALS	924			924	54,779

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	107.79	99,598	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr



295 SW GIDEON PL, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,569
TOTAL MARKET OB/XF VALUE	14,750
TOTAL LAND VALUE - MARKET	171,020
TOTAL MARKET VALUE	147,327
SOH/AGL Deduction	5,166
ASSESSED VALUE	142,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,161
TOTAL JUST VALUE	301,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	302,582

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,750

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			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							

REVIEW DATE 08/26/2026 BY NH Total Acres: 20.12 Total Land Value: 17,008 Market: 162,520 Agricultural: 8,508 Common: 8,500 PRINTED 11/17/2026 BY SYS

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

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450 SW SPOONBILL COURT
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2027

15-7S-16-04226-118

BUILDING CHARACTERISTICS

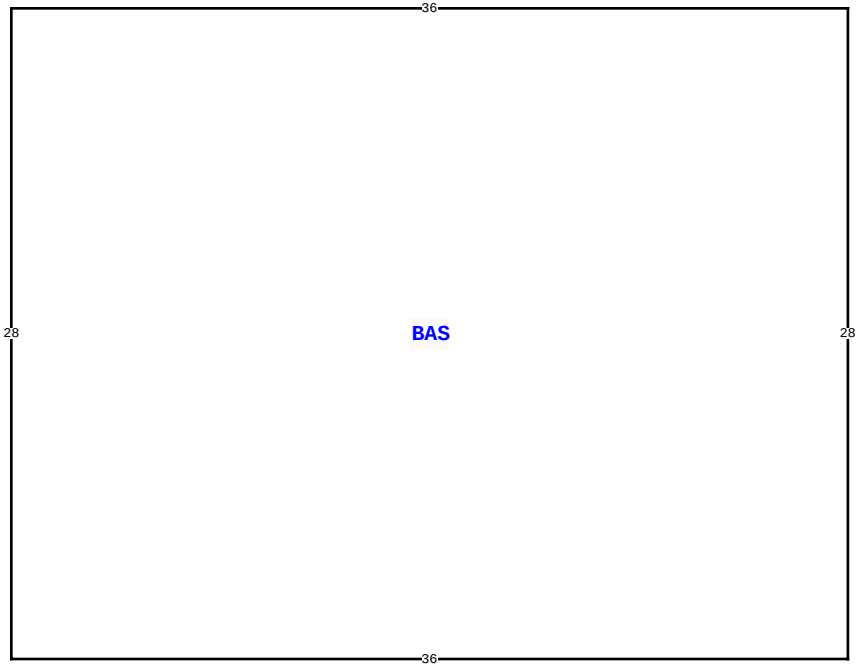
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Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	60,790
TOTALS	1,008			1,008	60,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,008	117.9000	109.65	110,527	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1008 HX Base Yr



295 SW GIDEON PL, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: SHILOH RIDGE CO						
GRANTEE: JULIO REYES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S28 E36 N28$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/26/2026 BY NH Total Acres: 20.12 Total Land Value: 17,008 Market: 162,520 Agricultural: 8,508 Common: 8,500 PRINTED 11/17/2026 BY SYS