

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
Architactual	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		56,542

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	111.26	102,804	1999	1999	0	0	45.00	55.00														
1 MANUF 1 0% - 0 Heated Area: 924 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				05/07/2026	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				119,289		
TOTAL MARKET OB/XF VALUE				14,750		
TOTAL LAND VALUE - MARKET				171,020		
TOTAL MARKET VALUE				151,047		
SOH/AGL Deduction				21,036		
ASSESSED VALUE				130,011		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				130,011		
TOTAL JUST VALUE				305,059		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S14 E66 N14\$.						

EXTRA FEATURES														295 SW GIDEON PL, FORT WHITE			
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	
TOTAL OB/XF 14,750																	

LAND DESCRIPTION														TOTAL OB/XF 14,750										
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							

