(AKA LOT 19 SPRING RUN UNR):
COMM NW COR OF SEC, RUN E 25
FT TO E R/W LINE OF LAZY OAK

ADDEO JOHN L/VELOSA ARMANDO BARRAGAN
121 SW WHISPER DR
FORT WHITE, FL 32038

2027

16-6S-16-03832-219

BUILDING CHARACTERISTICS

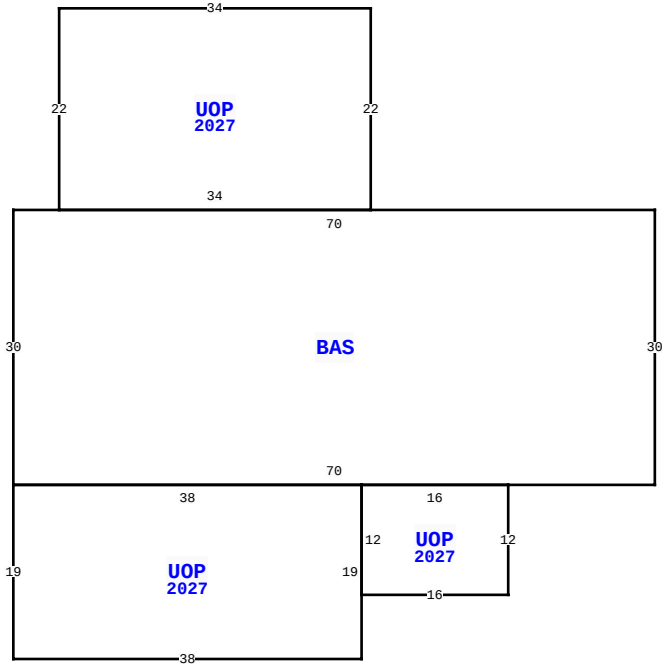
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	186,861
UOP	192	25	2027	48	4,271
UOP	722	25	2027	180	16,016
UOP	748	25	2027	187	16,640
TOTALS	3,762			2,515	223,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,515	113.9000	105.93	266,414	2018	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2021 Heated Area: 2100 HX Base Yr 2021



121 SW WHISPER DR, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
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	0210	GARAGE U	0	100	26	18	468.00	UT	15.00	15.00	100	2020	2020	3	100	7,020	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,788
TOTAL MARKET OB/XF VALUE	15,020
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	303,808
SOH/AGL Deduction	98,098
ASSESSED VALUE	205,710
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	154,299
TOTAL JUST VALUE	303,808
NCON VALUE	37,927
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35982	M H	754	11/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/1222	9/14/2020	WD	Q	I	01	168,000
GRANTOR: RYAN PATRICK & SABRIN						
GRANTEE: JOHN L ADDEO & ARMA						
1337/1142	5/12/2017	WD	Q	V	03	22,000
GRANTOR: BRADLEY E BROOKS						
GRANTEE: RYAN PATRICK & SABR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W70 S30 E70 N30 $
UOP=[YR=2027;ORIG=-65,-22] E34 S22 W34 N22 $
UOP=[YR=2027;ORIG=-70,30] E38 S19 W38 N19 $
UOP=[YR=2027;ORIG=-32,30] E16 S12 W16 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 15,020

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/05/2026 BY KS Total Acres: 5.20 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/16/2026 BY SYS