

(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

2026

16-6S-16-03832-219



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		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
BAS	2,100	100	
TOTALS	2,100		192,876

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2021									
				Heated Area: 2100				HX Base Yr 2021				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE										05/07/2026		MLU
AG DATE												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			192,876
TOTAL MARKET OB/XF VALUE			14,020
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			271,896
SOH/AGL Deduction			109,000
ASSESSED VALUE			162,896
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			111,485
TOTAL JUST VALUE			271,896
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			262,388

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						

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
1	0210	GARAGE U	0	100	26	18		468.00	UT	15.00		3
2	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00		3
TOTALS												
TOTAL OB/XF 14,020												

BUILDING NOTES												
121 SW WHISPER DR, FORT WHITE												

BUILDING DIMENSIONS												
BAS= W70 S30 E70 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF 14,020											
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							