

COMM SW COR OF NE1/4 OF SE1/4, R
TO N R/W OF CR-138, E ALONG R/W
OF FRIER RD, CONT E 458.18 FT F

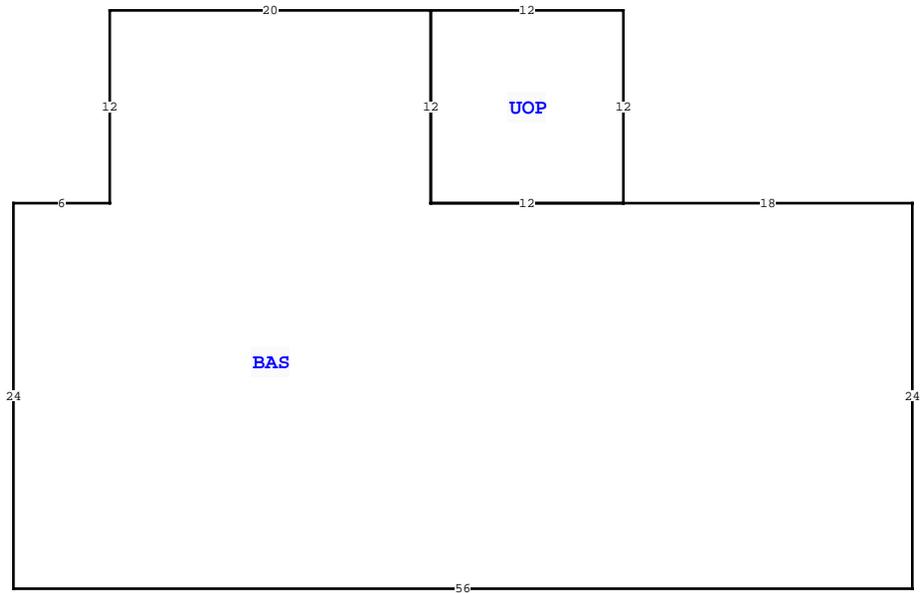
COBURN RICHARD E/COBURN DEBORAH H
370 SW UNITY CT
FORT WHITE, FL 32038

2026

22-7S-16-04294-000
VALUATION SUMMARY

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	06	VINYL ASB	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,584	100	
UOP	144	25	
TOTALS	1,728		1,620 44,129

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,620	113.5000	68.10	110,322	1995	1995	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1584 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			44,129
TOTAL MARKET OB/XF VALUE			10,150
TOTAL LAND VALUE - MARKET			75,430
TOTAL MARKET VALUE			129,709
SOH/AGL Deduction			27,650
ASSESSED VALUE			102,059
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,059
TOTAL JUST VALUE			129,709
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16416	PUMP/UTPOL	30	12/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/472	5/31/2023	LE U		I	14	100
GRANTOR: COBURN RICHARD E						
GRANTEE: COBURN MARGARET ELL						
0919/2117	1/31/2001	WD Q		I		78,500
GRANTOR: HARPER & R BELL (FKA						
GRANTEE: RICHARD & DEBORAH C						

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	0294	SHED WOOD/	0	0	16	24	1.00	UT	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0040	BARN, POLE	0	0	12	20	240.00	UT	2.50	75	1994	1994	3	75	450	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W18 UOP= N12 W12 S12 E12\$ W12 N12 W20 S12 W6 S24 E56 N24\$.	

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		A-1	200.00	0.00	7.94	AC		1.00	1.00	1.00	9,500.00	9,500.00	75,430							