

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

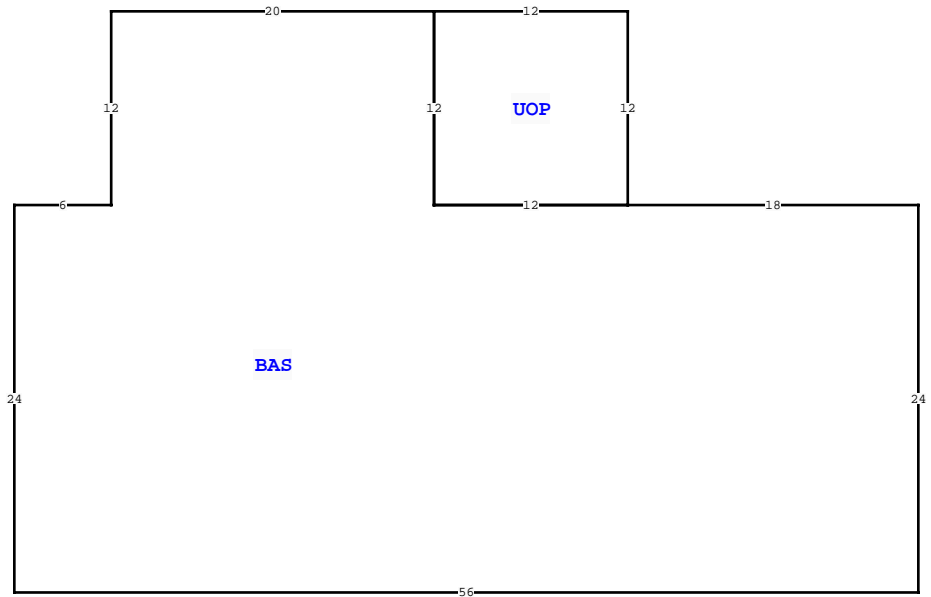
2026

22-7S-16-04294-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
06	VINYL ASB 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectural Units	0	100		
03	Condition Adj	03	100		
01	Kitchen Adjus	01	100		
05	Quality	05	05		
0200	DOR CODE	MOBILE HOME			
	MAP NUM		02		
22716.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	43,148
UOP	144	25		36	981
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			95,280	
TOTAL MARKET VALUE			149,559	
SOH/AGL Deduction			47,500	
ASSESSED VALUE			102,059	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			102,059	
TOTAL JUST VALUE			149,559	
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
		05/06/2026	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	12,000.00	12,000.00	95,280							