

BEG NE COR OF SE1/4 OF NW1/4, RU S 1319.85 FT, E 330.71 FT, N 131 (AKA PARCEL "1A" OF AN UNREC SURV

TORRES JOSE L ACOSTA/RIVERA NINOSHKA 438 SW DON COOK WAY FORT WHITE, FL 32038

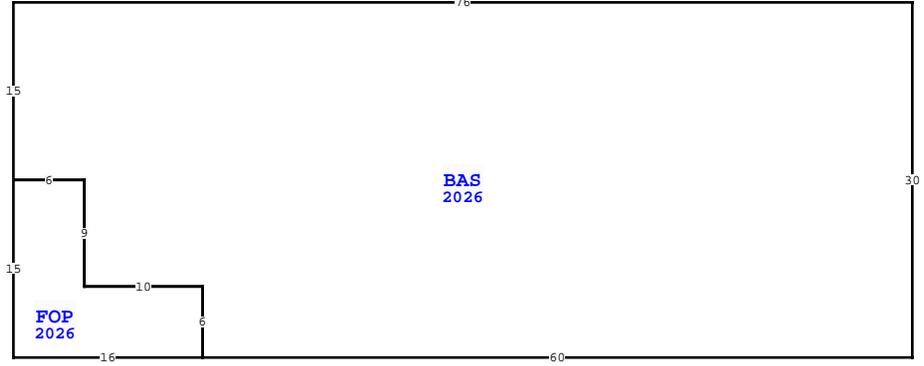
2026

23-7S-16-04298-020



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 Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	0	0	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	23716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,130	100	2026
FOP	150	35	2026
TOTALS	2,280		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	-	2026						
Heated Area: 2130						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	250,112			
TOTAL MARKET OB/XF VALUE	12,000			
TOTAL LAND VALUE - MARKET	110,220			
TOTAL MARKET VALUE	372,332			
SOH/AGL Deduction	0			
ASSESSED VALUE	372,332			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	320,921			
TOTAL JUST VALUE	372,332			
NCON VALUE	252,112			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	108,190			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051552	Electrical Servic	0	11/19/2024
000048156	Mobile Home		09/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2545	9/30/2025	WD	U	I	12	420,000
GRANTOR: VANDERBILT MORTGAGE A						
GRANTEE: TORRES JOSE L ACOST						
1535/1718	3/14/2025	WD	U	I	12	190,000
GRANTOR: NORTHERN ALACHUA HOLD						
GRANTEE: VANDERBILT MORTGAGE						

EXTRA FEATURES		438 SW DON COOK WAY, 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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2024	2023		100	7,000	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 3,000.00	100	2024	2023		100	3,000	
3	0261	PRCH, UOP	0	100	0	0		1.00	UT 2,000.00	100	2026	2025		100	2,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU
		05/12/2023	SPF

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=20,10] E76 S30 W60 N6 W10 N9 W6 N15 \$	
FOP=[YR=2026;ORIG=20,25] E6 S9 E10 S6 W16 N15 \$	

LAND DESCRIPTION		TOTAL OB/XF 12,000																						
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					10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							