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

2027

23-7S-16-04298-020

BUILDING CHARACTERISTICS

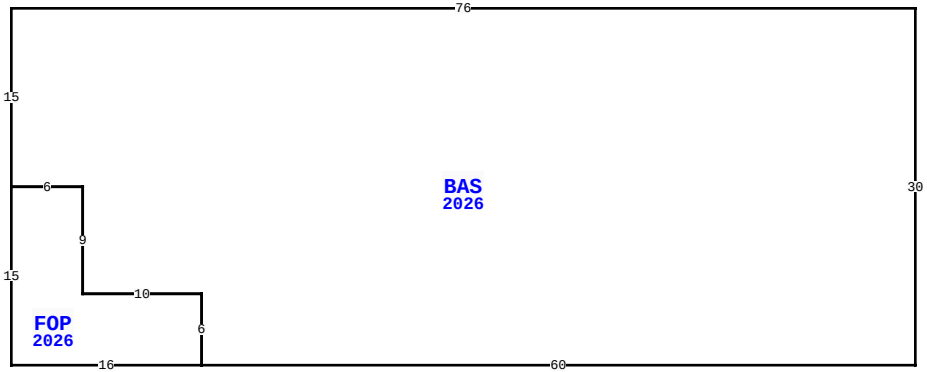
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,130	100	2026	2,130	232,065
FOP	150	35	2026	52	5,666
TOTALS	2,280			2,182	237,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,182	117.0000	112.32	245,082	2023	2023	0	0	0	3.00	97.00

1 MANUF 2 100% - 2026 Heated Area: 2130 HX Base Yr 2026



438 SW DON COOK WAY, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,730
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		359,950
SOH/AGL Deduction		0
ASSESSED VALUE		359,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		308,539
TOTAL JUST VALUE		359,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,426

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						

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 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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					10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 01/21/2026 BY TP Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS