E1/2 OF W1/2 OF NE1/4 OF NW1/4 E
(AKA LOT 6 RUM ISLAND RANCHES UN
AC DESC ORB 625-455.

LOPEZ SERGIO PABLO
1745 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

25-7S-16-04321-034

BUILDING CHARACTERISTICS

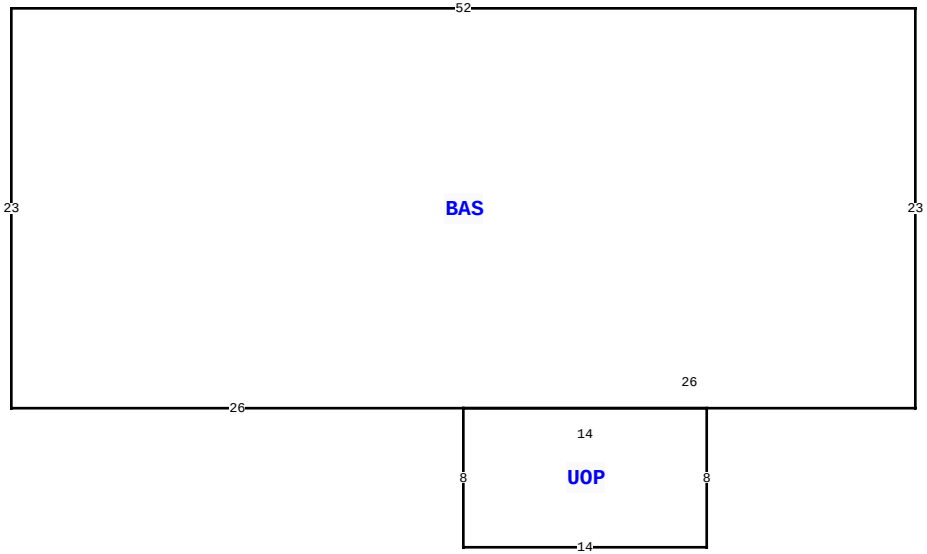
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25716.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	26,250
UOP	112	25		28	614
TOTALS	1,308			1,224	26,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,224	91.4490	54.87	67,161	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2025 Heated Area: 1196 HX Base Yr 2025



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

1745 SW COUNTY ROAD 138 , FORT WHITE

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	0294	SHED WOOD/	0	100	20	23	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		26,864
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		77,870
TOTAL MARKET VALUE		112,234
SOH/AGL Deduction		12,521
ASSESSED VALUE		99,713
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,302
TOTAL JUST VALUE		112,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7308	M H	60	06/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/2256	12/19/2024	QC	U	I	11	100
GRANTOR: REYES SUSANA H						
GRANTEE: LOPEZ SERGIO PABLO						
0921/1635	2/28/2001	WD	Q	I		55,000
GRANTOR: DUCHARME						
GRANTEE: REYES'						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S23 E26 UOP= S8 E14 N8 W14$ E26 N23$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0102	C	SFR/MH	100		A-1	0.00	0.00	5.99	AC		1.00	1.00	1.00	13,000.00	13,000.00	77,870							

REVIEW DATE 07/23/2015 BY TW Total Acres: 5.99 Total Land Value: 77,870 Market: 0 Agricultural: 0 Common: 77,870 PRINTED 11/17/2026 BY SYS