E1/2 OF W1/2 OF SW1/4 OF SE1/4 ( ISLAND RANCHES UNREC).

VILLAZON LUIS A
690 SW FEATHER LN
FORT WHITE, FL 32038

**2027**

**25-7S-16-04321-071**

## BUILDING CHARACTERISTICS

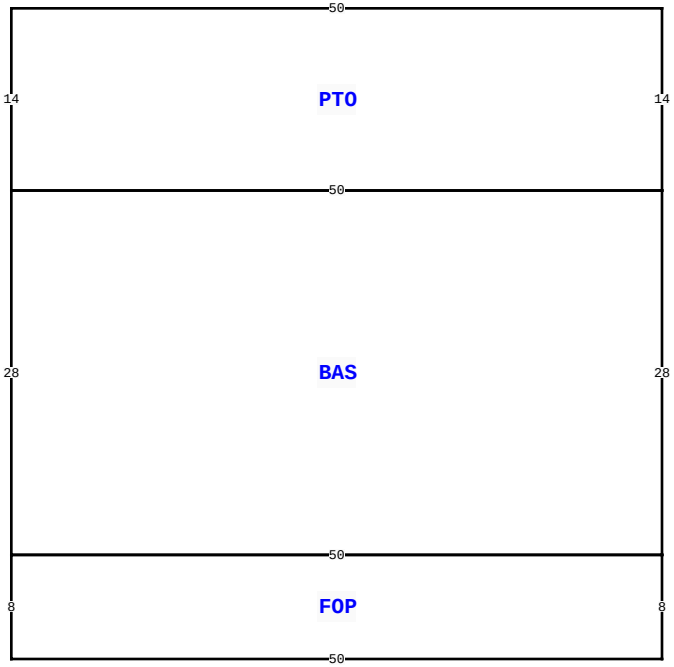
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,400 | 100 | | 1,400 | 159,867 |
| FOP | 400 | 30 | | 120 | 13,703 |
| PTO | 700 | 5 | | 35 | 3,997 |
| TOTALS | 2,500 | | | 1,555 | 177,567 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,555 | 134.8182 | 148.30 | 230,606 | 2002 | 2002 | 0 | 0 | 0 | 23.00 | 77.00 |

2 SINGLE FAM 100% - 2018 Heated Area: 1400 HX Base Yr 2018




690 SW FEATHER LN, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 177,567 |
| TOTAL MARKET OB/XF VALUE | 3,100 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 290,667 |
| SOH/AGL Deduction | 105,164 |
| ASSESSED VALUE | 185,503 |
| TOTAL EXEMPTION VALUE | HX HB 13 185,503 |
| BASE TAXABLE VALUE | 0 |
| TOTAL JUST VALUE | 290,667 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 293,900 |

SALE:3:1: NOT A TYPICAL SALE

SALE:2:1: FORECLOSURE

BLDG:1:1: CRES MH (ORB 861-352 SAYS '89 REDMAN DW-

LAND:1:1: LOT 47

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15616 | SFR | 230 | 06/04/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1350/0515 | 12/15/2017 | QC | U | I | 11 | 100 |
| GRANTOR: FRINE VILLAZON & BIBI | | | | | | |
| GRANTEE: LUIS A VILLAZON | | | | | | |
| 0943/0852 | 12/01/2001 | QC | Q | I | 06 | 100 |
| GRANTOR: ACOSTA & VILLAZON & V | | | | | | |
| GRANTEE: ACOSTA, VILLAZON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N28 PTO= N14 W50 S14 E50$ W50 S28 FOP= S8 E50 N8 W50$ E50$.

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2002 | 2002 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 400 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 20 | 30 | 600.00 | UT | 2.50 | 2.50 | 100 | 2010 | 2010 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,100

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,000 | | | | | | | |

REVIEW DATE 07/24/2015 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS