LOT 18 FAIRVIEW ESTATES S/D.

752-783, 754-1923, 829-2241, WD

AYALA INGRID BEATRIZ GONZALEZ/RODRIGUEZ ANTHONY JR
2805 SW COUNTY ROAD 138
FORT WHITE, FL 32038

2027

26-7S-16-04323-018

BUILDING CHARACTERISTICS

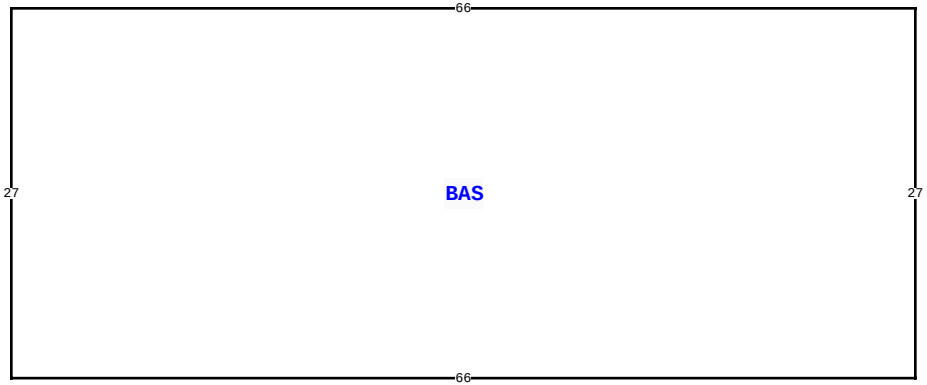
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	93,433
TOTALS	1,782			1,782	93,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,782	102.5100	95.33	169,878	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1782 HX Base Yr 2020



2805 SW COUNTY ROAD 138 , FORT WHITE

BLD DATE		LGL DATE	05/14/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2006	2006	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	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		93,433
TOTAL MARKET OB/XF VALUE		8,600
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,033
SOH/AGL Deduction		41,075
ASSESSED VALUE		110,958
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,547
TOTAL JUST VALUE		152,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,539

PRMT:2:1: FAULKNER

SALE:1:1: LOT 18, FAIRVOEW ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049999	Roof Replacement	13,000	05/30/2024
24962	M H	293	09/12/2006
13662	M H	125	02/18/1998
11591	M H	125	08/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/2073	4/30/2026	WD	Q	I	01	175,000
GRANTOR: DIAZ JUANITA AYALA						
GRANTEE: AYALA INGRID BEATRI						
1395/2236	9/27/2019	WD	U	I	18	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JUANITA A DIAZ & GU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E66 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	2.00	25,000.00	50,000.00	50,000							

REVIEW DATE 09/28/2026 BY TP Total Acres: 3.41 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS