(AKA S1/2 LOT 12; PRCL "B", TURK DESC AS): COMM NE COR OF SW1/4, FT, W 1958.58 FT, S 334.31 FT FO

DOMINGUEZ-RIVERA ALEXANDER/DOMINGUEZ MONICA D
171 SW POWELL GLN
FORT WHITE, FL 32038

2027

29-5S-16-03737-212

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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

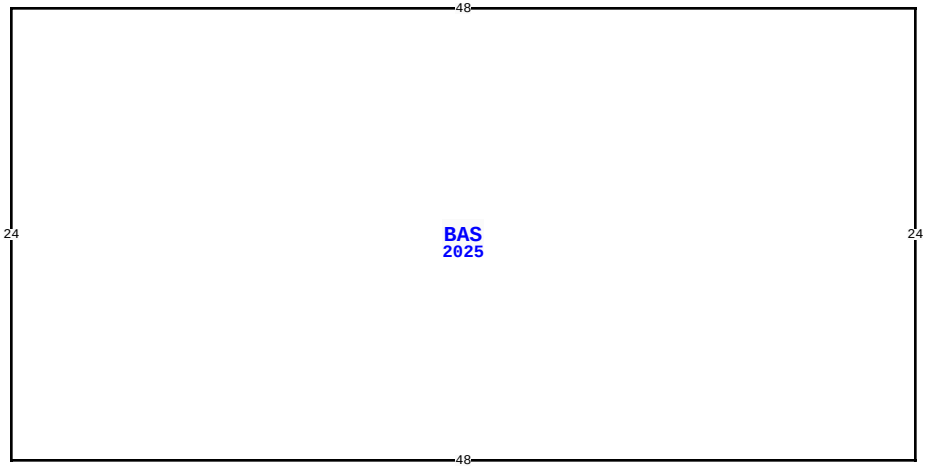
NEIGHBORHOOD/LOC 29516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2025	1,152	97,078
TOTALS	1,152			1,152	97,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,152	114.7000	106.67	122,884	1993	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2027 Heated Area: 1152 HX Base Yr 2027



171 SW POWELL GLN, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
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	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		97,078
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		66,300
TOTAL MARKET VALUE		170,378
SOH/AGL Deduction		0
ASSESSED VALUE		170,378
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,967
TOTAL JUST VALUE		170,378
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050689	Roof Replacement	6,000	08/28/2024
000050410	Remodel	25,000	07/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2341	3/27/2025	WD	Q	I	01	210,000
GRANTOR: BROWN RAYMOND RENARD						
GRANTEE: DOMINGUEZ-RIVERA AL						
1512/983	4/10/2024	WD	Q	I	03	70,000
GRANTOR: HARMON ZACHARY						
GRANTEE: BROWN RAYMOND RENAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=5,10] E48 S24 W48 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,300							

REVIEW DATE 03/24/2026 BY robin Total Acres: 5.10 Total Land Value: 66,300 Market: 0 Agricultural: 0 Common: 66,300 PRINTED 11/17/2026 BY SYS