

COMM NW COR OF NE1/4 OF SE1/4, R  
 POB, RUN E 258.01 FT, S 142.76 F  
 NW 208.71 FT, N 155.66 FT TO POB

ALVRADO MELCHOR JOSE C/MARTIN YOLANDA PEREZ  
 304 NW IRENE LN  
 LAKE CITY, FL 32055

**2026**

29-6S-16-03969-025  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architctual	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	29616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		924 42,607

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0200	02	924	99.8100	83.84	77,468	1990	1990	0	0	45.00	55.00													
2 MANUF 1 0% - 2025 Heated Area: 924 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>66</p> <p>14</p> <p>BAS</p> <p>66</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,607
TOTAL MARKET OB/XF VALUE			12,256
TOTAL LAND VALUE - MARKET			25,920
TOTAL MARKET VALUE			80,783
SOH/AGL Deduction			0
ASSESSED VALUE			80,783
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			80,783
TOTAL JUST VALUE			80,783
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			74,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22700	M H	0	01/14/2005
9098	M H	125	11/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/162	4/08/2024	WD	Q	I	01	80,000
GRANTOR: FRALICK PAUL E						
GRANTEE: MELCHOR JOSE C ALVA						
1485/2764	2/17/2023	QC	U	I	11	100
GRANTOR: HARRISON CHRISTINA LY						
GRANTEE: FRALICK PAUL E						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	0	18	20	360.00	UT	3.00	3.00	70	2002
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2008
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												
12,256												
166 SW FRALICK CT, FORT WHITE												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S14 E66 N14\$. 4 S14E36 UOP= S12 E16 N12 W 16\$ E30N14\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,920								