LOT 17 ROLLING ACRES ADDITION.
EX 1.0 AC DESC ORB 1084-214.

SOTO ELIAS
221 SW NEWPORT PL
FORT WHITE, FL 32038

**2027**

**29-6S-16-03970-017**

## BUILDING CHARACTERISTICS

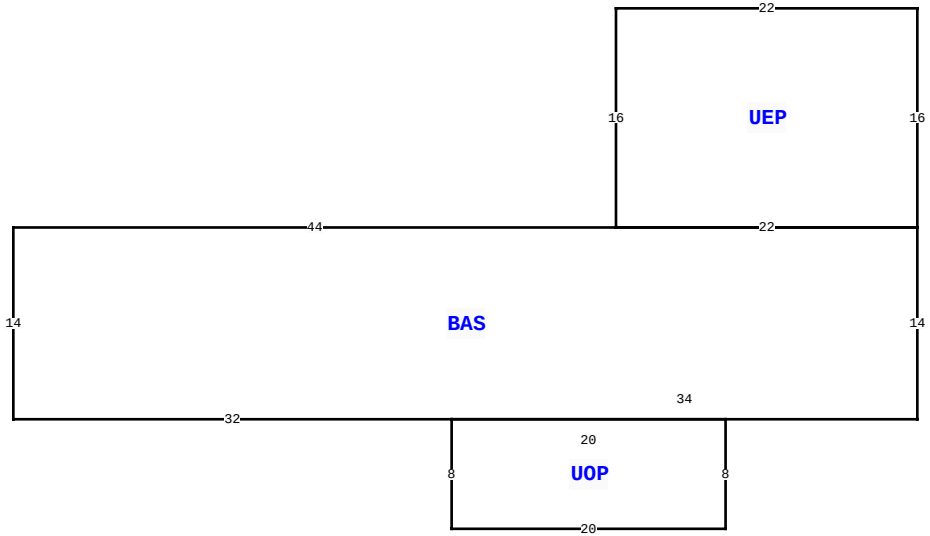
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 29616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 55,251 |
| UEP | 352 | 70 | | 246 | 14,710 |
| UOP | 160 | 25 | | 40 | 2,392 |
| TOTALS | 1,436 | | | 1,210 | 72,353 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,210 | 116.9000 | 108.72 | 131,551 | 1995 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2002 Heated Area: 924 HX Base Yr 2002




221 SW NEWPORT PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 72,353 |
| TOTAL MARKET OB/XF VALUE | | 9,600 |
| TOTAL LAND VALUE - MARKET | | 24,660 |
| TOTAL MARKET VALUE | | 106,613 |
| SOH/AGL Deduction | | 61,993 |
| ASSESSED VALUE | | 44,620 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 19,620 |
| TOTAL JUST VALUE | | 106,613 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 107,392 |

SALE:2:1: 2 PARCELS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 14706 | M H | 125 | 11/06/1998 |
| 10030 | M H | 125 | 08/03/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0807/1979 | 7/06/1995 | WD | Q | V | | 11,500 |
| GRANTOR: RAY & MARY ENGESSER | | | | | | |
| GRANTEE: ELIAS SOTO | | | | | | |
| 0693/0684 | 8/04/1989 | AG | U | V | | 20,070 |
| GRANTOR: ENGESSER | | | | | | |
| GRANTEE: COFFMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S14 E32 UOP= S8 E20 N8 W20$ E34 N14 UEP= N16 W22 S16 E22$ W22$.

## 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 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 140.00 | UT | 7.50 | 7.50 | 100 | 2008 | 2008 | 3 | 100 | 1,050 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 50 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,600

| 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 | 1.37 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 24,660 | | | | | | | |

REVIEW DATE 06/12/2026 BY AJ Total Acres: 1.37 Total Land Value: 24,660 Market: 0 Agricultural: 0 Common: 24,660 PRINTED 11/17/2026 BY SYS