



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 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	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	
TOTALS	1,344		33,939

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2025		84,847	1976	1976	0	0	60.00	40.00
				Heated Area: 1344			HX Base Yr 2025				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">56</span> <span style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">24</span> <span style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">24</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p style="color: blue; font-weight: bold;">BAS</p> </div> </div>											
978 SW COYOTE CIR, FORT WHITE											
		BLD DATE		LGL DATE			05/06/2026	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		33,939	
TOTAL MARKET OB/XF VALUE		28,600	
TOTAL LAND VALUE - MARKET		111,980	
TOTAL MARKET VALUE		174,519	
SOH/AGL Deduction		79,169	
ASSESSED VALUE		95,350	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		43,939	
TOTAL JUST VALUE		174,519	
NCON VALUE		21,600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,649	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052625	Storage Building	27,500	03/18/2025
20146	M H	125	11/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/975	11/04/2024	WD	Q	I	01	156,500
GRANTOR: SMITH GLENFORD						
GRANTEE: RIVERA PAGAN ERIC Y						
0918/0956	12/18/2000	WD	Q	V		30,000
GRANTOR: SUBRANDY LTD PARTNERS						
GRANTEE: GLENFORD & DELORES						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S24 E56 N24\$.	

L N	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	100			3	100	7,000	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	18.00	100	2026	2025		100	21,600	
TOTAL OB/XF 28,600																

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	100		A-1	0.00	0.00	10.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	111,980							