(AKA LOT 8 JR DICKS TRACT UNR)
SW1/4 OF NW1/4 OF NE1/4.

RIVERA PAGAN ERIC YAMIL/RIVERA JENNIFER LYNN
978 COYOTE CIR
FORT WHITE, FL 32038

2026

30-5S-16-03738-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

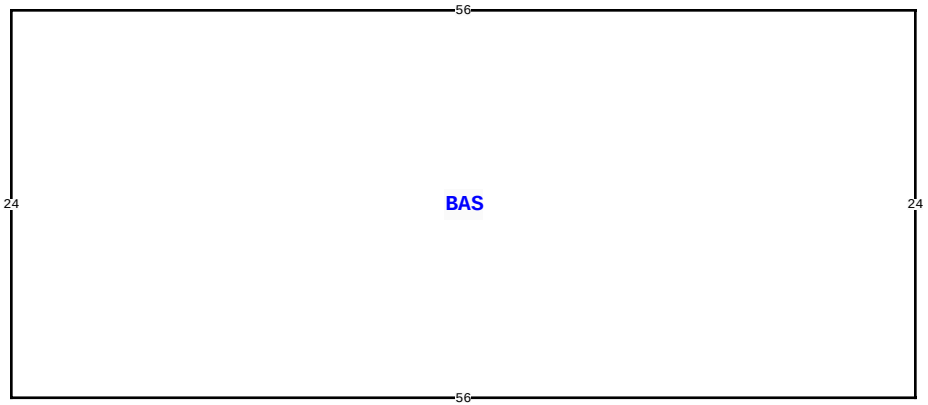
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	33,939
TOTALS	1,344			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
0800	02	1,344	105.2100	63.13	84,847	1976	1976	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2025 Heated Area: 1344 HX Base Yr 2025



978 SW COYOTE CIR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

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		96,710
TOTAL MARKET VALUE		159,249
SOH/AGL Deduction		63,899
ASSESSED VALUE		95,350
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,939
TOTAL JUST VALUE		159,249
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$.

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	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	18.00	18.00	100	2026	2025		100	21,600	

LAND DESCRIPTION

TOTAL OB/XF 28,600

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	10.18	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,710							

REVIEW DATE 04/22/2025 BY randall Total Acres: 10.18 Total Land Value: 96,710 Market: 0 Agricultural: 0 Common: 96,710 PRINTED 03/24/2026 BY SYS