(LOT 6 SANTUCKNEE EST UNR)
COMM NW COR OF SW1/4, RUN S
ALONG W LINE 664.22 FT, RUN E

PEREZ CYNTHIA J
17165 NW 190TH RD
OKEECHOBEE, FL 34972

2027

30-6S-16-04001-106

BUILDING CHARACTERISTICS

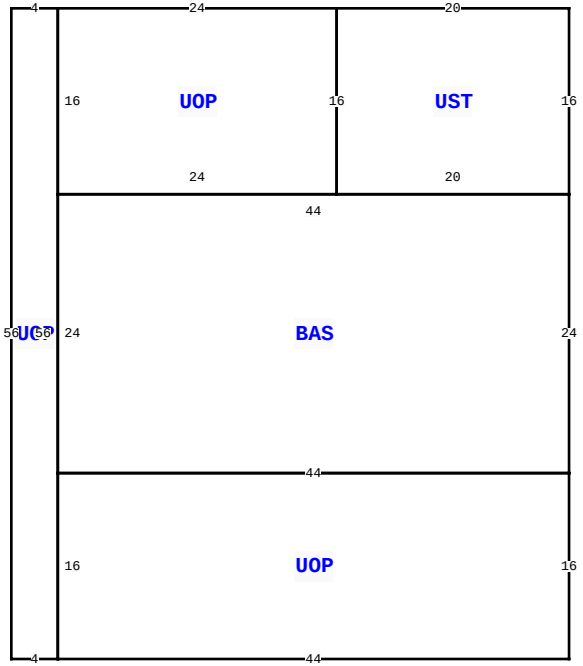
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	62,064
UOP	224	25		56	3,291
UOP	384	25		96	5,642
UOP	704	25		176	10,344
UST	320	45		144	8,463
TOTALS	2,688			1,528	89,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,528	114.9000	106.86	163,282	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1056 HX Base Yr



237 SW SAN TUCKNEE TER, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,805
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	110,110
TOTAL MARKET VALUE	207,915
SOH/AGL Deduction	17,703
ASSESSED VALUE	190,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	190,212
TOTAL JUST VALUE	207,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25662	M H	468	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0169	9/16/2013	QC	U	I	11	100
GRANTOR: CYNTHIA J & JOSE R PE						
GRANTEE: CYNTHIA J						
1263/0166	9/16/2013	QC	U	I	11	100
GRANTOR: MICHAEL K STEARNS & L						
GRANTEE: CYNTHIA J & JOSE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$ UST= N16 W20 UOP= W24 UOP= W4 S56 E4
UOP= E44 N16 W44 S16$ N56$ S16 E24 N16$ S16 E20$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110							

REVIEW DATE 05/21/2026 BY JB Total Acres: 10.01 Total Land Value: 110,110 Market: 0 Agricultural: 0 Common: 110,110 PRINTED 11/17/2026 BY SYS