LOT 26 OF HILLS OF FORT WHITE S/
COMM SE COR OF SEC, W 543.12 FT,
FOR POB, N 491.99 FT, W 827.01 F

SUAREZ ALEXANDRIA
20890 SW 240TH ST
HOMESTEAD, FL 33031

2027

30-6S-16-04002-026

BUILDING CHARACTERISTICS

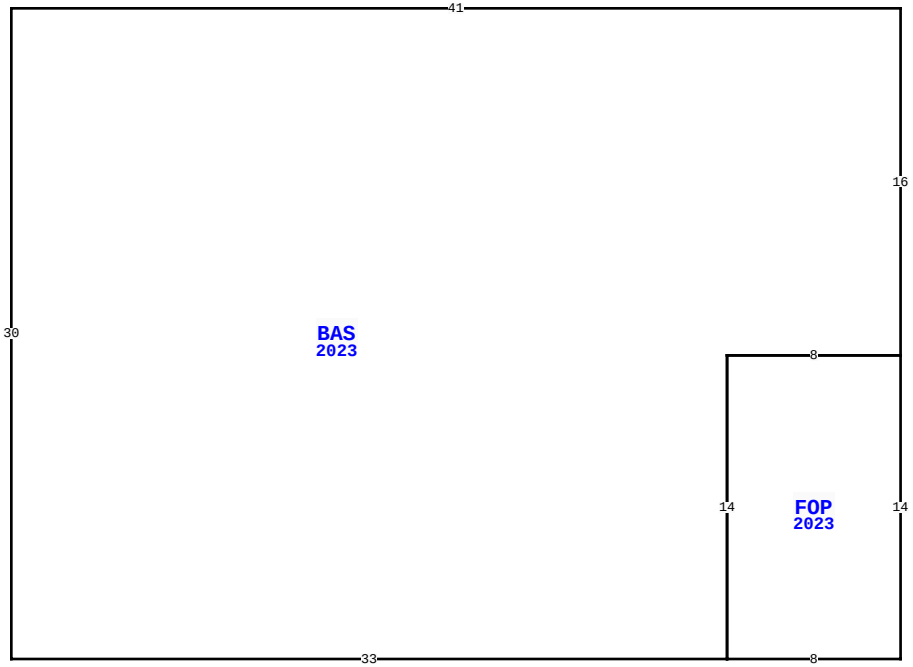
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	30616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100	2023	1,118	121,971
FOP	112	35	2023	39	4,255
TOTALS	1,230			1,157	126,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,157	116.0000	114.84	132,870	2022	2022	0	0	0	5.00	95.00

1 MANUF 3 0% - 2023 Heated Area: 1118 HX Base Yr



387 SW POWDER CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	126,226
TOTAL MARKET OB/XF VALUE	23,900
TOTAL LAND VALUE - MARKET	114,070
TOTAL MARKET VALUE	264,196
SOH/AGL Deduction	0
ASSESSED VALUE	264,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	264,196
TOTAL JUST VALUE	264,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044459	Mobile Home		05/17/2022
000041594	Electrical Servic	0	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1429/786	1/12/2021	WD	U	V	11	0
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: SUAREZ ALEXANDRIA						
1424/0564	11/17/2020	WD	Q	V	01	60,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: ALEXANDRIA SUAREZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W41 S30 E33 N14 E8 N16 $
FOP=[YR=2023;ORIG=72,26] E8 S14 W8 N14 $
.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	5,300.00	5,300.00	100	2022	2021		100	5,300	
2	0030	BARN,MT	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	2,100.00	2,100.00	100	2022	2021		100	2,100	

LAND DESCRIPTION

TOTAL OB/XF 23,900

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	10.37	AC		1.00	1.00	1.00	11,000.00	11,000.00	114,070							

REVIEW DATE 05/26/2026 BY JB Total Acres: 10.37 Total Land Value: 114,070 Market: 0 Agricultural: 0 Common: 114,070 PRINTED 11/17/2026 BY SYS