COMM NW COR OF SEC, RUN S 1340.4
COUNTY GRADED RD, SW ALONG R/W 1
75.18 FT, SE 208.53 FT,S 360.64

SANTOS-MERCADO LUIS EMILIO
302 SW TURKEY GLN
FT WHITE, FL 32038

2027

32-5S-16-03745-117

BUILDING CHARACTERISTICS

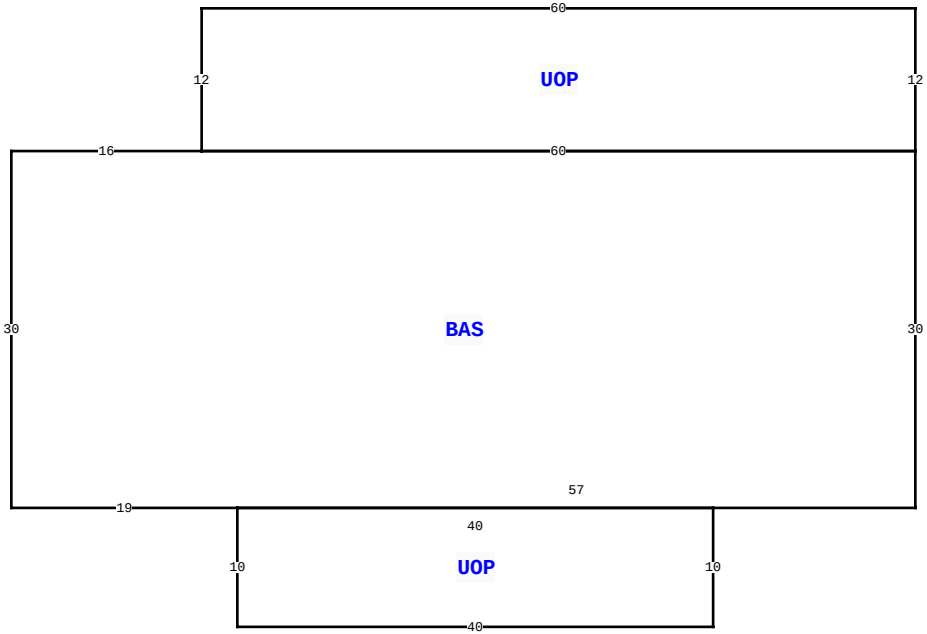
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	160,725
UOP	400	25		100	7,049
UOP	720	25		180	12,689
TOTALS	3,400			2,560	180,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,560	133.5150	128.17	328,115	2006	2006	0	0	0	45.00	55.00

1 MANUF 2 100% - 2024 Heated Area: 2280 HX Base Yr 2024



302 SW TURKEY GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,463
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		65,260
TOTAL MARKET VALUE		258,823
SOH/AGL Deduction		0
ASSESSED VALUE		258,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		207,412
TOTAL JUST VALUE		258,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32682	M H	576	01/10/2015
24840	M H	311	08/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1409/0667	3/31/2020	WD	Q	I	01	170,500
GRANTOR: CHRISTOPHER C LUPTON						
GRANTEE: LUIS EMILIO SANTOS-						
1279/2173	8/15/2014	WD	Q	I	01	107,000
GRANTOR: KELLY MARIE SMITH						
GRANTEE: CHRISTOPHER C & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S30 E19 UOP= S10 E40 N10 W40$ E57 N30 UOP= N12 W60 S12 E60$ W60$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	30	20	1.00	UT	3,500.00	3,500.00	100	2021	2020		100	3,500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 13,100

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	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 04/15/2026 BY AJ Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 11/17/2026 BY SYS