E1/2 OF SW1/4 OF SE1/4 OF SE1/4.
DESC IN ORB 1051-805.

FERIA HERNAN
6570 JOHNSON ST
HOLLYWOOD, FL 33024

2025

21-7S-16-04281-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

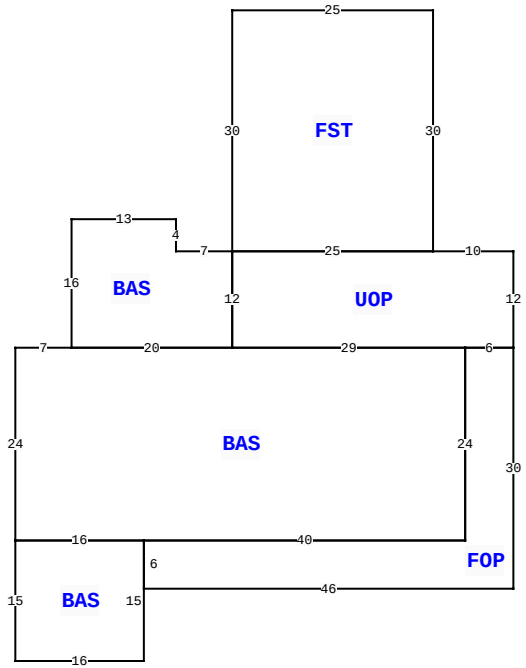
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	20,189
BAS	292	100	292	24,563
BAS	1,344	100	1,344	113,057
FOP	420	30	126	10,599
FST	750	55	412	34,658
UOP	420	20	84	7,066
TOTALS	3,466		2,498	210,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,498	113.4720	119.15	297,637	1979	1995	0	0	0	29.40	70.60

1 SINGLE FAM – 0% - 2024 Heated Area: 1876 HX Base Yr



992 SW HORSESHOE LOOP, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,132
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	260,132
SOH/AGL Deduction	0
ASSESSED VALUE	260,132
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	260,132
TOTAL JUST VALUE	260,132
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

SALE:2:1: 1/2 INTEREST IN PROPERTY

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/116	6/12/2023	WD	Q	I	01	315,000
GRANTOR: HARRIS EARL PATRICK J						
GRANTEE: FERIA HERNAN						
1441/101	6/03/2021	QC	U	I	11	0
GRANTOR: HARRIS EARL PATRICK J						
GRANTEE: HARRIS EARL PATRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S24 BAS= S15 E16 N15 W16$ E16 FOP= S6 E46 N30 W6 S24 W40$ E40 N24 UOP= E6 N12 W10 FST= N30 W25 S30 E25$ W25 S12 E29$ W29 BAS= N12 W7 N4 W13 S16 E20$ W20$.

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	0040	BARN,POLE	0	0	12	20	240.00	UT	2.50	2.50	50	1993	1993	3	50	300	
2	0252	LEAN-TO W/	0	0	12	20	240.00	UT	2.00	2.00	50	1993	1993	3	50	240	
3	0060	CARPORT F	0	0	21	30	630.00	UT	5.00	5.00	100	1993	1993	3	100	3,150	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
5	0294	SHED WOOD/	0	0	6	24	144.00	UT	7.50	7.50	75	1993	1993	3	75	810	
6	0080	DECKING	0	0	8	15	120.00	UT	5.00	5.00	50	2015	2015	3	50	300	
7	0262	PRCH,FOP	0	0	0	0	320.00	UT	10.00	10.00	100	2015	2015	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0100	C	SFR	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 10/02/2023 BY TP Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/02/2024 BY SYS