LOTS 66, 67 & 68 UNIT 20 THREE R
727-386, 941-1143, QC 1147-1960,

BRADLEY RANDALL K/BRADLEY CHRISTIE L
759 SW PLEASANT TER
FORT WHITE, FL 32038

2026

00-00-00-01274-066

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

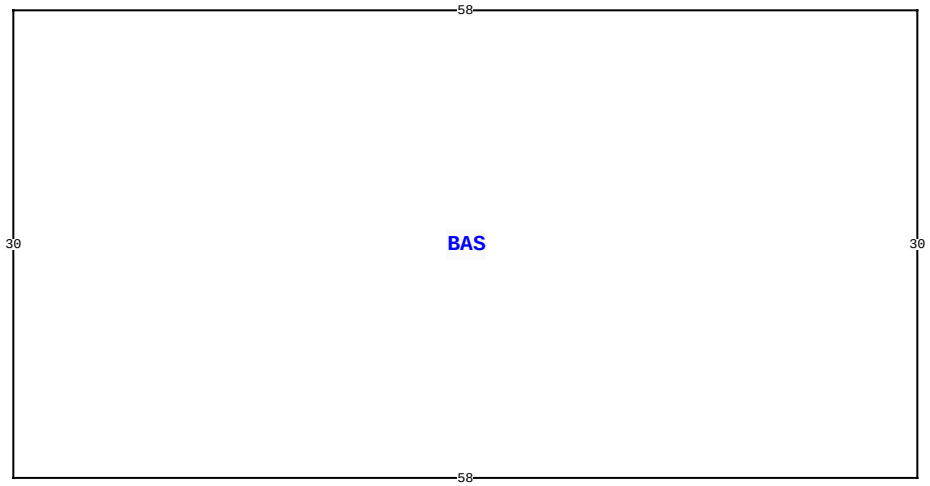
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100		1,740	177,969
TOTALS	1,740			1,740	177,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,740	117.0000	109.98	191,365	2021	2021	0	0	0	7.00	93.00

2 MANUF 1 100% - 2022 Heated Area: 1740 HX Base Yr 2021



759 SW PLEASANT TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,969
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		50,400
TOTAL MARKET VALUE		236,369
SOH/AGL Deduction		67,316
ASSESSED VALUE		169,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,331
TOTAL JUST VALUE		236,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41267	M H		02/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0520	6/15/2020	WD	Q	I	05	38,500
GRANTOR: KATHRYN E TERRY						
GRANTEE: RANDALL K & CHRISTI						
1311/1423	3/15/2016	WD	U	I	12	24,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KATHRYN E TERRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-65,-13] E58 S30 W58 N30 $
.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	100	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

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	100		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							
2	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 03/19/2021 BY RP Total Acres: 2.75 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 10/07/2025 BY SYS