FORT WHITE: BLOCK 94.

881-2046, WD 885-793, QC 1041-11

CAYA NANCY HELEN/COUSINS MICHAEL JOSEPH
448 SW BRYANT AVE
FORT WHITE, FL 32038

2025

00-00-00-14453-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

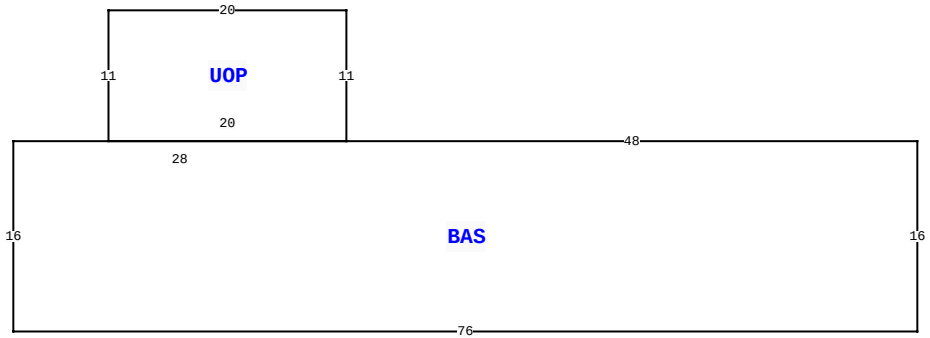
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
UOP	220	25		55	1,504
TOTALS	1,436			1,271	34,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,271	113.9000	68.34	86,860	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1216 HX Base Yr 2018



448 SW BRYANT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		34,744
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		24,696
TOTAL MARKET VALUE		66,440
SOH/AGL Deduction		20,471
ASSESSED VALUE		45,969
TOTAL EXEMPTION VALUE	HX HB SX	45,969
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		66,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		59,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/0041	8/18/2017	WD	Q	I	01	45,000
GRANTOR: TAMMY HUDSON & WANDA						
GRANTEE: NANCY H CAYA & MICH						
1343/0040	8/11/2017	QC	U	I	11	100
GRANTOR: JASON DOUGLAS MINSHEW						
GRANTEE: TAMMY LENORA HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 UOP= N11 W20 S11 E20$ W28 S16 E76 N16$.

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	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 7,000

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			0.00	0.00	44,100.00	SF		1.00	1.00	0.70	0.80	0.56	24,696							

REVIEW DATE 06/18/2015 BY DF Total Acres: 1.01 Total Land Value: 24,696 Market: 0 Agricultural: 0 Common: 24,696 PRINTED 08/15/2025 BY SYS