

COMM SW COR OF SW1/4, RUN N
3166.35 FT FOR POB, CONT N
1475.72 FT, E 517.43 FT, S

BRONSON GEORGE/BRONSON TRACY
904 SW SPRUCE RD
FORT WHITE, FL 32038

2026

01-6S-15-00497-002



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		02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
TOTALS	2,356			2,356	64,404

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	17.54

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	2,356	113.9000	68.34	161,009	1999	1999		0	0	60.00	40.00	
1 MOBILE HME 0% - 0 Heated Area: 2356 HX Base Yr													
31 BAS 31													
904 SW SPRUCE RD, FORT WHITE													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/08/2025 MLU													

TOTAL OB/XF													
8,400													

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8,400													

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 3 Tax Dist:													
BUILDING MARKET VALUE 64,404													
TOTAL MARKET OB/XF VALUE 8,400													
TOTAL LAND VALUE - MARKET 84,192													
TOTAL MARKET VALUE 156,996													
SOH/AGL Deduction 4,560													
ASSESSED VALUE 152,436													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 152,436													
TOTAL JUST VALUE 156,996													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 156,996													
SALE:3:1: 1999 REDMAN DW INCL													
SALE:1:1: 17.54 AC HEIR PROPERTY (WILL)													
PERMIT NUM DESCRIPTION AMT ISSUED													
14122 M H 125 06/12/1998													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE													
1356/0112 3/14/2018 WD U I 12 75,000													
GRANTOR: FIRST FEDERAL BANK OF													
GRANTEE: GEORGE & TRACY BRON													
1349/2400 12/14/2017 CT U I 18 100													
GRANTOR: CLERK OF COURT (MICHA													
GRANTEE: FIRST FEDERAL BANK													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W76 S31 E76 N31\$.													