(AKA LOT 4 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
FT FOR POB, CONT W 665.41 FT, S

SILVA FABIO AUGUSTO
694 SE CAMP ST
LAKE CITY, FL 32025

2026

05-7S-16-04138-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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
Quality	05	05

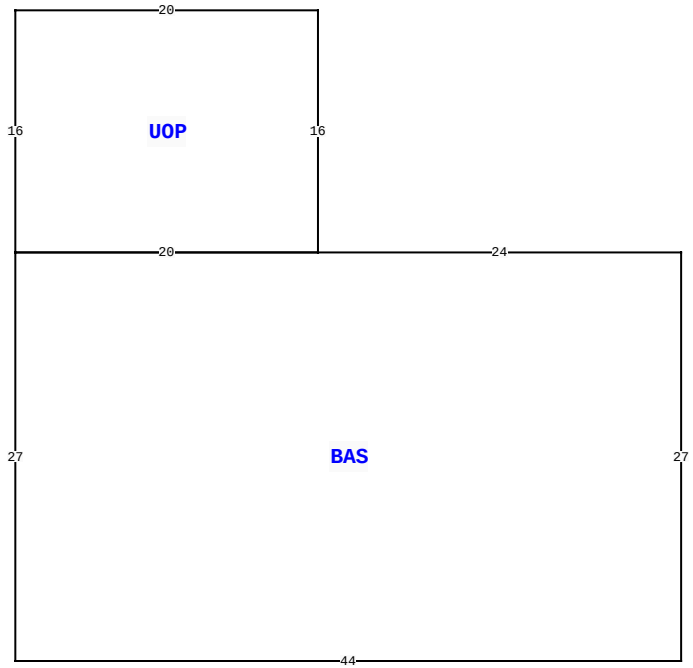
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 5716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	68,055
UOP	320	25		80	4,583
TOTALS	1,508			1,268	72,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,268	99.9000	93.91	119,078	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 0% - 2024 Heated Area: 1188 HX Base Yr



490 SW UNCLE REMUS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	72,638
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	95,665
TOTAL MARKET VALUE	177,403
SOH/AGL Deduction	0
ASSESSED VALUE	177,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,403
TOTAL JUST VALUE	177,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28238	M H	630	11/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/378	11/28/2023	QC	U	I	11	100
GRANTOR: BRYAN JAMES MARCUS						
GRANTEE: SILVA FABIO AUGUSTO						
1183/2636	10/30/2009	WD	Q	V	01	45,000
GRANTOR: TROY T & LEONA J JOHN						
GRANTEE: JAMES MARCUS BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N16 W20 S16 E20$ W20 S27 E44 N27$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	700.00	700.00	100	2024	2023		100	700	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0		A-1	0.00	0.00	10.07	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,665							

REVIEW DATE 04/02/2024 BY JB Total Acres: 10.07 Total Land Value: 95,665 Market: 0 Agricultural: 0 Common: 95,665 PRINTED 11/18/2025 BY SYS