(AKA LOT 8 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
POB, CONT S 657.48 FT, W 663.88

O'BRYAN MARY B HAMPSON
148 SW UNCLE REMUS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

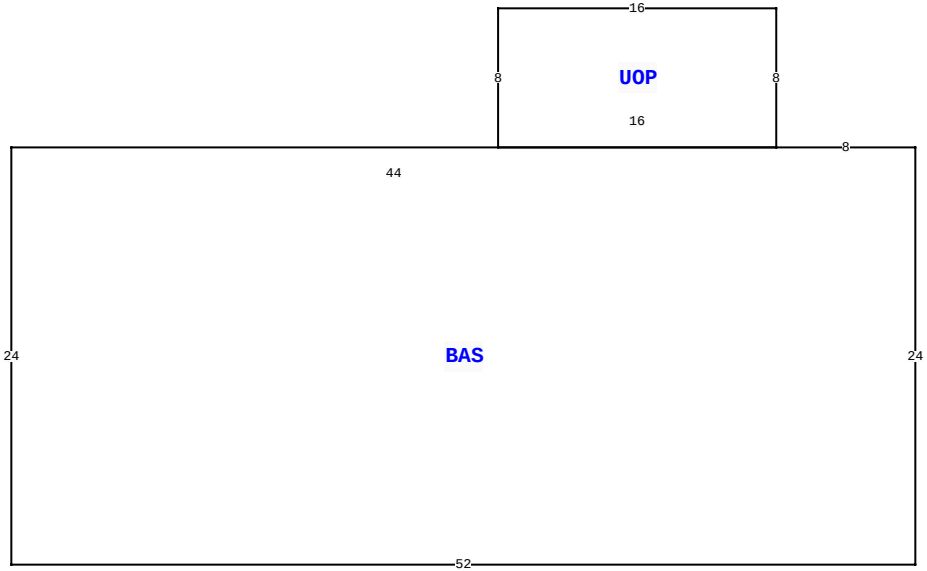
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,248	100		1,248	24,241
UOP	128	25		32	622
TOTALS	1,376			1,280	24,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,280	80.9250	48.56	62,157	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2000 Heated Area: 1248 HX Base Yr 2000



148 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		24,863
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		128,353
SOH/AGL Deduction		75,895
ASSESSED VALUE		52,458
TOTAL EXEMPTION VALUE	HX HB	27,458
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		128,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16218	M H	125	11/02/1999
13914	M H	125	04/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1041/1270	1/18/2005	QC	Q	V	06	8,500
GRANTOR: ROBERT A HAMPSON						
GRANTEE: MARY BETH O'BRYAN						
0855/2132	3/20/1998	WD	Q	V		25,000
GRANTOR: HARRY G DICKS						
GRANTEE: HAMPSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W16 S8 E16$ W44 S24 E52 N24$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	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 8,300

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	0.00	0.00	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 04/28/2020 BY BC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/18/2025 BY SYS