

(AKA PART OF LOT 10 BRIAR PATCH
COMM NE COR OF SW1/4, RUN S 1950
FT FOR POB, CONT W 693.80 FT, N

RIEGEL BRIAN WAYNE/RIEGEL MARCELLA RENEE
269 SW BACKWOODS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-110



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 5716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

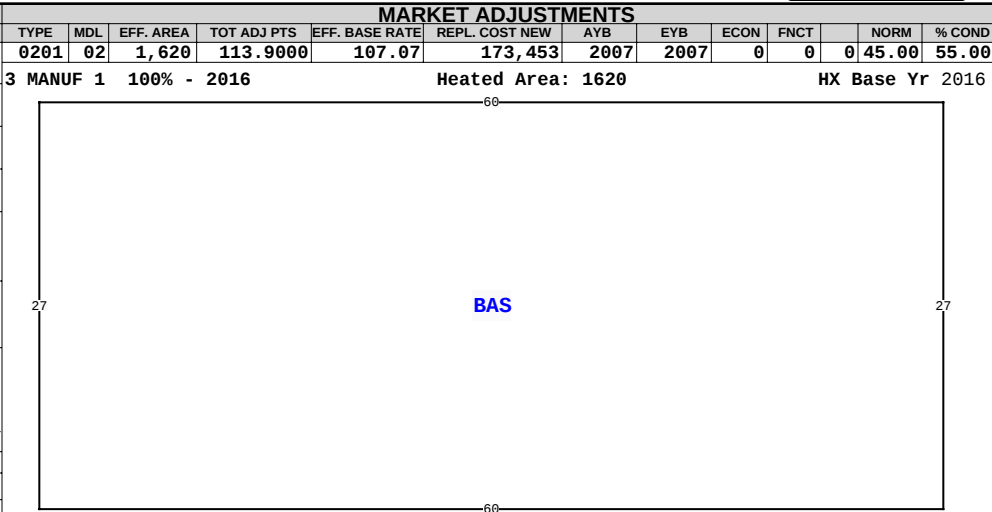
EXTRA FEATURES

L N	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	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	100	35	14	490.00	UT	3.00	3.00	100	2008	2008	3	100	1,470	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,456	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0200	C	MBL HM	100	

REVIEW DATE 08/28/2023 BY jerry



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

269 SW BACKWOODS GLN, FORT WHITE 04/07/2025 MLU

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 21,126

LAND DESCRIPTION	TOTAL OB/XF
	21,126

Market: 0 Agricultural: 0 Common: 77,710

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	95,399
TOTAL MARKET OB/XF VALUE	21,126
TOTAL LAND VALUE - MARKET	77,710
TOTAL MARKET VALUE	194,235
SOH/AGL Deduction	112,652
ASSESSED VALUE	81,583
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	30,861
TOTAL JUST VALUE	194,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,439

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047821	Roof Replacement	8,579	08/04/2023
24925	M H	316	08/30/2006
16617	M H	125	02/21/2000
15434	M H	125	04/28/1999

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1300/0794	8/07/2015	WD	Q	I	01	102,000

GRANTOR: WILLIAM ALLEN MEINSEN
GRANTEE: BRIAN W & MARCELLA
1087/2623 11/22/2004 QC Q V 01 0
GRANTOR: CAROL J MEINSEN- ST L
GRANTEE: WILLIAM A MEINSEN (

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E60 N27\$.

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