

(AKA LOT 11 BRIAR PATCH ESTATES
COMM NE COR OF SW1/4, RUN S 1950
FT FOR POB, CONT W 693.80 FT, S

REBARDO TEDDY/REBARDO MELISSA
280 SW BACKWOODS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-111



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
Exterior Wall	31	VINYL SID 100	0201	02	1,776	115.5000	108.57	192,820	2010	2010	0	0	35.00	65.00	VALUATION BY STANDARD														
Exterior Wall	00	N/A 0	2 MANUF 1 100% - 2025													Heated Area: 1776 HX Base Yr 2025													
Roof Structure	03	GABLE/HIP 100	24 74 24 74 BAS 2025														Tax Group: 3 Tax Dist:												
Roof Cover	12	MODULAR MT 100															BUILDING MARKET VALUE 125,333												
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE 22,816												
Interior Floor	08	SHT VINYL 50															TOTAL LAND VALUE - MARKET 95,190												
Interior Floor	14	CARPET 50															TOTAL MARKET VALUE 243,339												
Air Condition	03	CENTRAL 100															SOH/AGL Deduction 0												
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE 243,339												
Bedrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,722												
Bathrooms	2	100															BASE TAXABLE VALUE 192,617												
Frame	01	NONE 100															TOTAL JUST VALUE 243,339												
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE 249,124																										
Kitchen Adjus	01	01 100																											
Quality	05	05															PERMIT NUM DESCRIPTION AMT ISSUED												
DOR CODE	0200 MOBILE HOME																28170 M H 723 10/26/2009												
MAP NUM			MKT AREA		02																15690 M H 125 06/24/1999								
NEIGHBORHOOD/LOC	5716.0200 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,776	100	2025	1,776	125,333																								
TOTALS	1,776			1,776	125,333																								
EXTRA FEATURES						278 SW BACKWOODS GLN, FORT WHITE												BLD DATE LGL DATE 04/07/2025 MLU											
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	0251	LEAN TO W/	0	100	8	15	90.00	UT	3.00	3.00	80	1999	1999	3	80	216													
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
4	0070	CARPORT UF	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000													
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500													
6	0261	PRCH, UOP	0	100	8	18	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200													
7	0261	PRCH, UOP	0	100	8	18	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200													
8	0294	SHED WOOD/	0	100	12	15	180.00	UT	15.00	15.00	100	2025	2024		100	2,700													
TOTAL OB/XF 22,816																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
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 06/22/2015 BY TW Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/18/2025 BY SYS																													