

(AKA PRCL 14 BRIAR PATCH ESTATES
COMM SW COR, RUN E 590.29 FT FOR
692.63 FT, N 627 FT, W 692.64 FT

CLARK LINDA
354 SW BACKWOODS GLEN
FORT WHITE, FL 32038

2026

05-7S-16-04138-114



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,404	100		1,404	74,409
UOP	140	25		35	1,855

TOTALS	1,544			1,439	76,264
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	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	100		A-1	0.00	0.00	10.02

REVIEW DATE 05/31/2023 BY jerry

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,439	102.5100	96.36	138,662	2000	2000	0	0	0	45.00	55.00
1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020												

354 SW BACKWOODS GLN, FORT WHITE	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										7,650							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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

Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													

VALUATION BY		STANDARD										
Tax Group: 3		Tax Dist:										
BUILDING MARKET VALUE		76,264										
TOTAL MARKET OB/XF VALUE		7,650										
TOTAL LAND VALUE - MARKET		95,190										
TOTAL MARKET VALUE		179,104										
SOH/AGL Deduction		130,066										
ASSESSED VALUE		49,038										
TOTAL EXEMPTION VALUE		25,000										
BASE TAXABLE VALUE		24,038										
TOTAL JUST VALUE		179,104										
NCON VALUE		0										
INCOME VALUE												
PREVIOUS YEAR MKT VALUE		179,104										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047230	Roof Replacement	7,750	05/15/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1389/0793	6/21/2019	WD U	I	I	12	70,000	
GRANTOR: MTGLQ INVESTORS, LP							
GRANTEE: LINDA CLARK							
1384/1277	5/08/2019	CT U	I	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: MTGLQ INVESTORS, LP							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W52 S1 UOP= W10 S14 E10 N14\$ S26 E52 N27\$.									

PRINTED 11/18/2025 BY SYS