(AKA W1/2 OF LOT 1 BRIAR PATCH S
COMM NE COR OF SW1/4, RUN W 331.
POB, CONT W 331.94 FT, S 657.48

GUESSFORD BRIAN E
203 SW UNCLE REMUS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

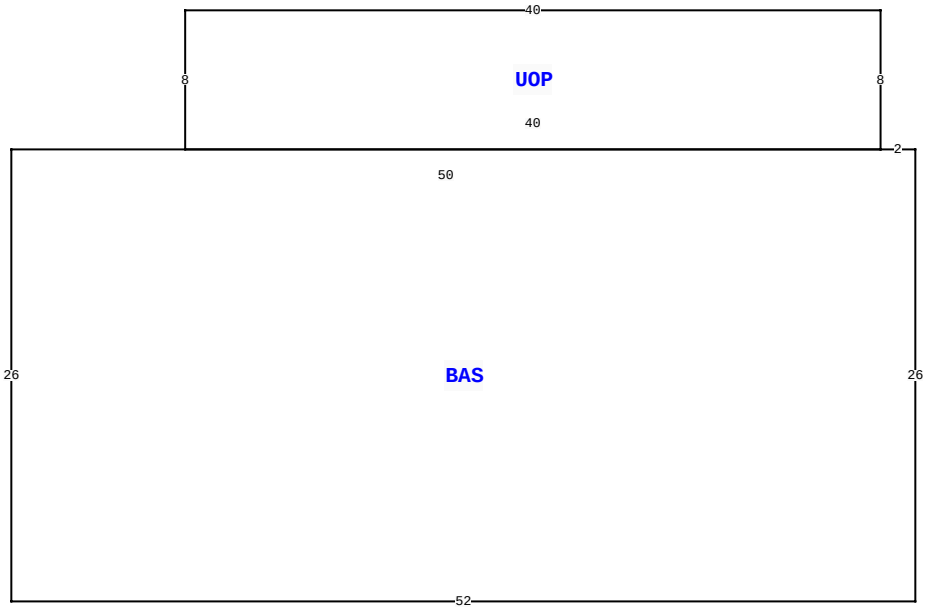
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,352	100		1,352	81,015
UOP	320	25		80	4,794
TOTALS	1,672			1,432	85,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,432	115.9000	108.95	156,016	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 1352 HX Base Yr 2004



203 SW UNCLE REMUS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		85,809
TOTAL MARKET OB/XF VALUE		11,100
TOTAL LAND VALUE - MARKET		36,072
TOTAL MARKET VALUE		132,981
SOH/AGL Deduction		59,719
ASSESSED VALUE		73,262
TOTAL EXEMPTION VALUE	HX HB	48,262
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		132,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050996	Roof Replacement	9,000	10/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/1505	9/25/2002	WD	Q	V		24,500

GRANTOR: COOK REAL ESTATE INVE

GRANTEE: BRIAN GUESSFORD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W40 S8 E40$ W50 S26 E52 N26$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
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	2008	2008	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0120	CLFENCE 4	0	100	0	0	160.00	UT	7.50	7.50	100	2008	2008	3	100	1,200	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 11,100

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	100		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.72	10,000.00	7,200.00	36,072							

REVIEW DATE 01/02/2025 BY jerry Total Acres: 5.01 Total Land Value: 36,072 Market: 0 Agricultural: 0 Common: 36,072 PRINTED 11/18/2025 BY SYS