

(AKA W1/2 LOT 9 BRIAR PATCH ESTA
UNREC).
COMM NE COR OF SW1/4, RUN S 1314

BARRY WALTER DAVID
23515 NW 94TH AVE
ALACHUA, FL 32615

2026

05-7S-16-04138-209



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	01	01 100
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	924	100		924	20,481
UST	84	45		38	842
TOTALS	1,008			962	21,323

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EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0296	SHED METAL	0	0	10	20
2	0060	CARPORT F	0	0	20	20
3	9945	Well/Sept	0	0	0	0
4	0166	CONC, PAVMT	0	0	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	0200	C	MBL HM	0	

REVIEW DATE 06/22/2015 BY TW

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0201	02	962	94.3200	88.66	85,291	1996	1996		0	0	30	45.00	25.00	
1 MANUF 1 0% - 2021 Heated Area: 924 HX Base Yr														
179 SW BACKWOODS GLN, FORT WHITE														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/14/2024 MLU														

TOTAL OB/XF														
14,244														

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						21,323						
TOTAL MARKET OB/XF VALUE						14,244						
TOTAL LAND VALUE - MARKET						45,180						
TOTAL MARKET VALUE						80,747						
SOH/AGL Deduction						3,165						
ASSESSED VALUE						77,582						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						77,582						
TOTAL JUST VALUE						80,747						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						80,747						
SALE:6:1: 1996 SWMH OAKWOOD MH ID# 0W49245												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1414/0366		6/18/2020		WD	Q	I	01	51,000				
GRANTOR: ICHOICE MEDIA GROUP L												
GRANTEE: WALTER DAVID BARRY												
1413/2007		6/18/2020		WD	Q	I	01	49,900				
GRANTOR: ICHOICE MEDIA GROUP L												
GRANTEE: WALTER DAVID BARRY												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W10 W38 UST= N14 W6 S14 E6\$ W18 S14 E66 N14\$.												