LOT 3 SPRING FOREST S/D.
780-380, 826-1314, WD 1066-2519,

SEIDERS ADAM/SLATER MARIE
171 SW EGLIN PL
LAKE CITY, FL 32024

2026

07-6S-16-03789-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

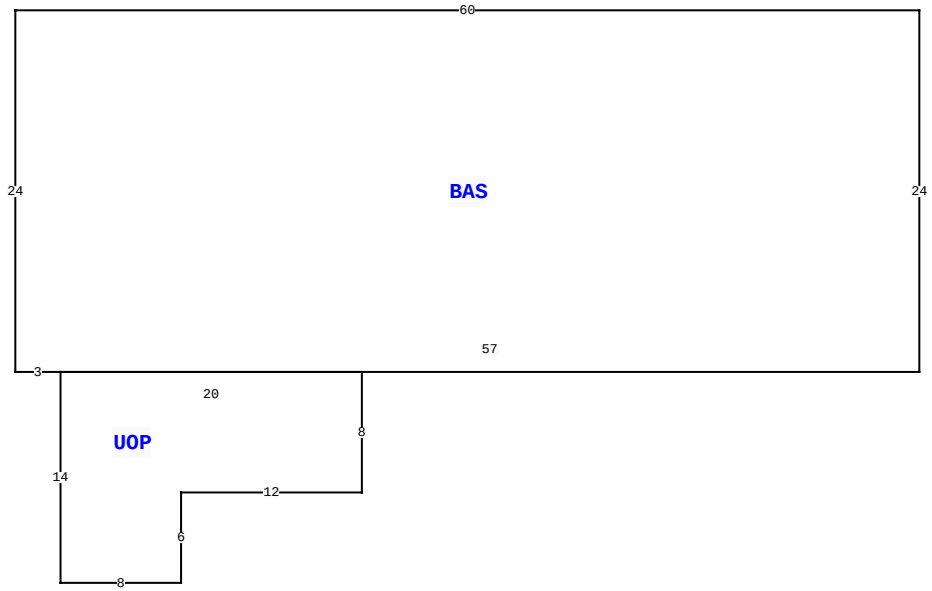
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	7616.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,055
UOP	208	25		52	1,446
TOTALS	1,648			1,492	41,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,492	115.9000	69.54	103,754	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



240 SW BRAMBLE CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,502
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	88,502
SOH/AGL Deduction	15,462
ASSESSED VALUE	73,040
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,040
TOTAL JUST VALUE	88,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11305	M H	125	06/21/1996
8012	PUMP/UTPOL	30	01/26/1994
41295	ELECTRICAL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/1991	3/18/2016	WD	Q	I	01	48,600
GRANTOR: TERRY M KELLY						
GRANTEE: ADAM SEIDERS, MARIE						
1310/2193	3/04/2016	WD	U	I	12	34,000
GRANTOR: BANK OF AMERICA						
GRANTEE: TERRY M KELLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E3 UOP= S14 E8 N6 E12 N8 W20$ E57 N24$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/22/2021 BY BC Total Acres: 4.76 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS