

AKA LOT 3 PLEASANT HILL FARMS
UNREC: COMM NW COR OF S1/2 OF
NE1/4, RUN E 1514.61 FT FOR

BROWN DAVID E
P O BOX 2642
HIGH SPRINGS, FL 32655-2642

2026

09-7S-16-04161-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		02
NEIGHBORHOOD/LOC	9716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	93,279
TOTALS	1,584			1,584	93,279

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0 100	8	10	80.00	UT	12.00	12.00	100	2006
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC	

REVIEW DATE 06/29/2015 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,584	113.9000	107.07	169,599	2003	2003	0	0	45.00	55.00
1 MANUF 1 100% - 2005 Heated Area: 1584 HX Base Yr 2005											
24 66 66 24 BAS											
423 SW PLEASANT HILL GLN, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
7,960											

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7,960											

Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

COLUMBIA COUNTY PROPERTY											
PAGE 1 of 1 3											

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		93,279
TOTAL MARKET OB/XF VALUE		7,960
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		196,239
SOH/AGL Deduction		96,211
ASSESSED VALUE		100,028
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		49,306
TOTAL JUST VALUE		196,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21188	M H	147	10/29/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0992/1524	8/18/2003	WD	Q	V		29,900	
GRANTOR: A & B CONSTRUCTION &							
GRANTEE: DAVID E BROWN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W66 S24 E66 N24\$.											

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