COMM NE COR OF SE1/4 OF NW1/4,
RUN S 321.70 FT, W 643.27 FT,
TO POB, CONT W 192.00 FT, S

BROWN JUSTIN E
321 SW BELLOWS WAY
FT WHITE, FL 32038-2856

2025

13-7S-16-04202-010

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

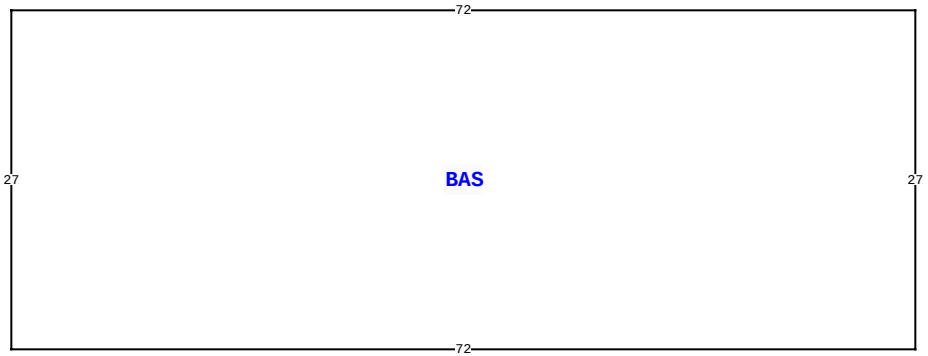
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	170,678
TOTALS	1,944			1,944	170,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	113.9000	107.07	208,144	2015	2015	0	0	0	18.00	82.00

1 MANUF 1 – 100% - 2016 Heated Area: 1944 HX Base Yr 2016



321 SW BELLOWS WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,678
TOTAL MARKET OB/XF VALUE		9,730
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		201,408
SOH/AGL Deduction		106,184
ASSESSED VALUE		95,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		44,502
TOTAL JUST VALUE		201,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32453	M H	375	11/05/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0573	6/30/2011	WD	U	V	11	100

GRANTOR: DONNA JEAN BROWN
GRANTEE: JUSTIN E BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S27 E72 N27$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2014	2014	3	100	540	
2	0296	SHED METAL	0	100	10	16	160.00	UT	9.00	9.00	100	2014	2014	3	100	1,440	
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	2015	2015	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 9,730

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	1.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	21,000							

REVIEW DATE 07/06/2015 BY TW Total Acres: 1.50 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 05/16/2025 BY SYS