

COMM NE COR OF SE1/4 OF NW1/4,
RUN S 321.70 FT, W 415.05 FT
FOR POB, RUN S 339.29 FT, W

BROWN DONNA JEAN
313 SW BELLOWS WAY
FT WHITE, FL 32038-2856

2025

13-7S-16-04202-015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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	03	03
DOR CODE	0200MOBILE 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	840	100		840	19,942
TOTALS	840			840	19,942

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	0	0	1.00	UT	0.00	0.00	100	0
2	0294	SHED WOOD/	0 100	8	12	96.00	UT	7.50	7.50	100	2001
3	0252	LEAN-TO W/	0 100	8	12	96.00	UT	2.00	2.00	100	2001
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	
5	0294	SHED WOOD/	0 100	16	16	256.00	UT	7.50	7.50	100	2001

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	0.80	AC	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.97	AC	1.00

REVIEW DATE 07/06/2015 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	840	98.9100	59.35	49,854	1981	1981	0	0	0 60.00	40.00
3 MOBILE HME - 100% - 2011 Heated Area: 840 HX Base Yr 2011											
14 60 BAS 6014											
313 SW BELLOWS WAY, FORT WHITE											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/07/2025 MLU											

TOTAL OB/XF											
9,932											

TOTAL OB/XF											
9,932											

Total Acres: 1.77 Total Land Value: 24,780 Market: 0 Agricultural: 0 Common: 24,780

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 3					Tax Dist:							
BUILDING MARKET VALUE					19,942							
TOTAL MARKET OB/XF VALUE					9,932							
TOTAL LAND VALUE - MARKET					24,780							
TOTAL MARKET VALUE					54,654							
SOH/AGL Deduction					24,385							
ASSESSED VALUE					30,269							
TOTAL EXEMPTION VALUE					HX HB		25,000					
BASE TAXABLE VALUE					5,269							
TOTAL JUST VALUE					54,654							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					45,396							
XFOB:3:1: SKYLINE MH												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1173/2668		5/21/2009		WD	U	I	11	100				
GRANTOR: EDWARD A JR & ETHEL A												
GRANTEE: DONNA JEAN BROWN												
1039/1184		3/01/2005		WD	Q	I	04	12,900				
GRANTOR: DUBOSE												
GRANTEE: BROWN												

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W60 S14 E60 N14\$.											

PRINTED 05/15/2025 BY SYS