BEG NE COR, RUN S 1321.90 FT TO
FT EASEMENT, W 364.75 FT, N 1323
N SEC LINE, E 429.95 FT TO POB (

HANKS BRIAN THOMAS/HANKS CHRISTINA MAE
10955 71ST AVE N
SEMINOLE, FL 33772

2026

14-6S-16-03818-211

COLUMBIA COUNTY PROPERTY

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	13	LAM/VNLPLK 100
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

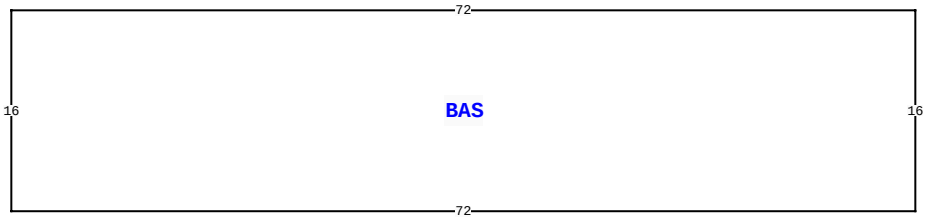
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	61,827
TOTALS	1,152			1,152	61,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,152	119.0000	97.58	112,412	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 1152 HX Base Yr



423 SW PATHFINDER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	61,827
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	108,540
TOTAL MARKET VALUE	178,567
SOH/AGL Deduction	0
ASSESSED VALUE	178,567
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,567
TOTAL JUST VALUE	178,567
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26322	M H	275	10/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2672	5/19/2023	WD	Q	I	01	190,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: HANKS BRIAN THOMAS						
1453/520	11/23/2021	CT	U	I	18	5,100
GRANTOR: BENNETT JONATHAN WOOD						
GRANTEE: DEAS BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E72 N16$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	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 8,200

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	12.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,540							

REVIEW DATE 09/29/2023 BY TP Total Acres: 12.06 Total Land Value: 108,540 Market: 0 Agricultural: 0 Common: 108,540 PRINTED 11/17/2025 BY SYS