LOT 6 SANDY PINES S/D.
ORB 787-1826, 809-1061,

BRYANT WAYNE T SR/BRYANT DANA D
383 SW RANDOLPH CT
FORT WHITE, FL 32038

2025

14-7S-16-04211-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

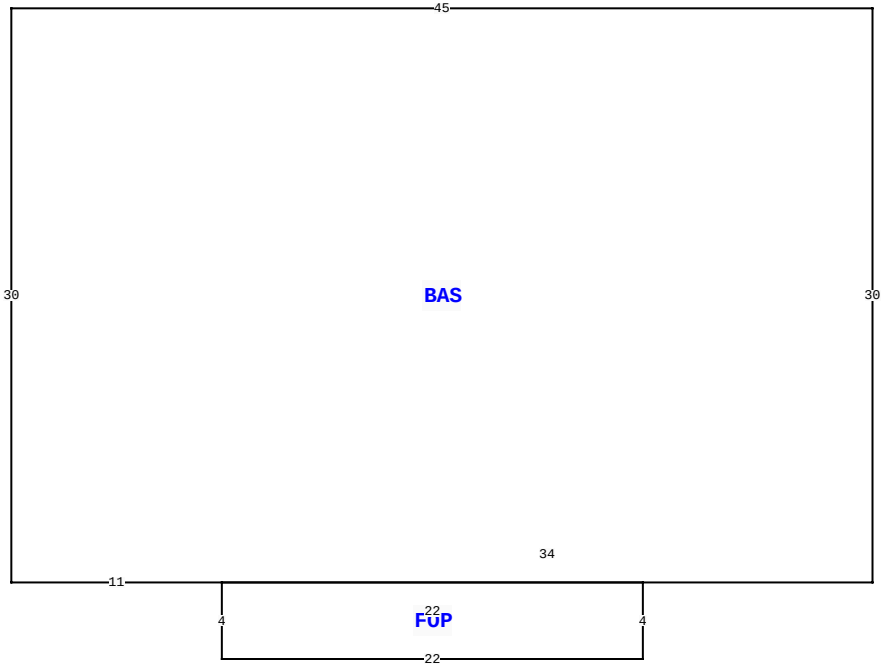
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	97,104
FOP	88	30		26	1,870
TOTALS	1,438			1,376	98,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	98.8000	110.66	152,268	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2001 Heated Area: 1350 HX Base Yr 2001



383 SW RANDOLPH CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,974
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		141,774
SOH/AGL Deduction		48,831
ASSESSED VALUE		92,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,221
TOTAL JUST VALUE		141,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,585

SALE:2:1: LOT 6 SANDY PINES S/D $.70 STAMPS

SALE:1:1: FORECLOSURE SALE

XFOB:1:1: RIVER OAKS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
09986	SFR	205	07/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0904/2024	6/16/2000	WD	Q	I		71,900
GRANTOR: M GROSS						
GRANTEE: WAYNE SR & DANA BRY						
0873/2151	1/11/1999	WD	Q	I	01	61,700
GRANTOR: FORD CONSUMER CREDIT						
GRANTEE: M GROSS (SPECIAL WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S30 E11 FOP= S4 E22N4 W22$ E34 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1995	1995	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0100	C	SFR	100		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 07/07/2015 BY TW Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/18/2025 BY SYS