LOT 11 SANDY PINES S/D.
ORB 773-1416, 854-031,

BRITT DEBRA L
448 SW RANDOLPH CT
FORT WHITE, FL 32038

2025

14-7S-16-04211-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

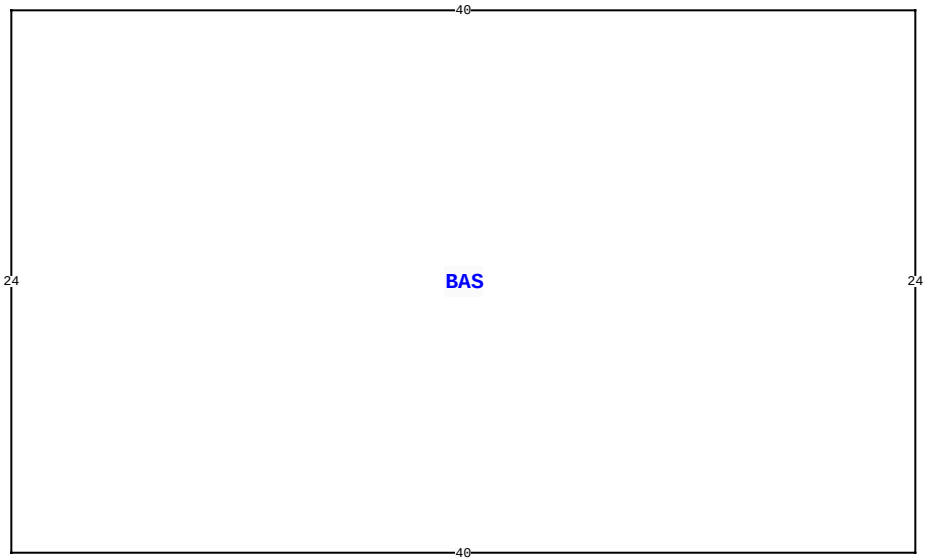
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	960	100		960	26,242
TOTALS	960			960	26,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	113.9000	68.34	65,606	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME – 100% - 1998 Heated Area: 960 HX Base Yr 1998



448 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		26,242
TOTAL MARKET OB/XF VALUE		13,600
TOTAL LAND VALUE - MARKET		41,800
TOTAL MARKET VALUE		81,642
SOH/AGL Deduction		25,562
ASSESSED VALUE		56,080
TOTAL EXEMPTION VALUE	HX HB	31,080
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		81,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,447

SALE:2:1: LOTS 11 & 12 SANDY PINES
PRMT:2:1: LOT 11 BRITT MH RES
PRMT:1:1: 12X65 1972

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22547	M H	429	12/01/2004
11809	M H	125	10/30/1996
7144	M H	60	05/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1132/0397	9/27/2007	QC	Q	V	01	100
GRANTOR: ANTHONY BRITT						
GRANTEE: DEBRA BRITT						
1042/0265	4/01/2005	WD	U	V	08	100
GRANTOR: BRITT						
GRANTEE: BRITT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0060	CARPORT F	0	100	20	20	400.00	UT	5.00	5.00	100	1997	1997	3	100	2,000	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	60	1997	1997	3	60	360	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	60	1997	1997	3	60	240	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,600

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		00	0.00	0.00	2.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	21,100							
2	0200	C	MBL HM	100		00	0.00	0.00	2.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,700							

REVIEW DATE 07/07/2015 BY TW Total Acres: 4.18 Total Land Value: 41,800 Market: 0 Agricultural: 0 Common: 41,800 PRINTED 07/18/2025 BY SYS