COMM INTERS OF N LINE OF NE1/4 O
& C/L OF SR-47, RUN SW ALONG C/L
FOR POB, CONT SW 100 FT, E 435 F

BROC BAY INVESTMENTS LLC
4346 SE HIGH FALLS RD
LAKE CITY, FL 32025

2026

17-7S-16-04232-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

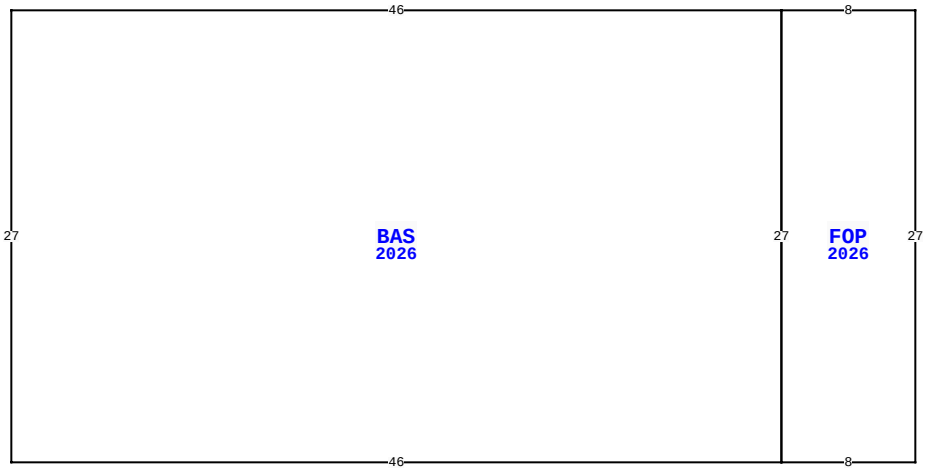
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	17716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,242	100	2026	1,242	144,173
FOP	216	35	2026	76	8,822
TOTALS	1,458			1,318	152,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,318	115.0000	118.45	156,117	2025	2025	0	0	0	2.00	98.00

1 MANUF 3 0% - 2026 Heated Area: 1242 HX Base Yr



21835 SW STATE ROAD 47 , 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	152,995
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	173,995
SOH/AGL Deduction	0
ASSESSED VALUE	173,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,995
TOTAL JUST VALUE	173,995
NCON VALUE	159,995
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,000

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053112	Mobile Home		05/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/2618	4/14/2025	WD	Q	V	01	22,000

GRANTOR: JOHNSON MARY ANN
GRANTEE: BROC BAY INVESTMENT

1214/0809	4/05/2011	FS	U	V	11	100

GRANTOR: FRANK JOHNSON
GRANTEE: FRANK & MARY ANN JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,12] E46 S27 W46 N27 $
FOP=[YR=2026;ORIG=63,12] E8 S27 W8 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 07/22/2025 BY TP Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/20/2025 BY SYS