LOT 53 SASSAFRAS ACRES S/D.
319-422, 632-291, 690-543, 766-9

BROOKS AMANDA K/BROOKS JEREMIAH
520 SW ATLAS DR
FORT WHITE, FL 32038

2025

19-7S-17-10024-053

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

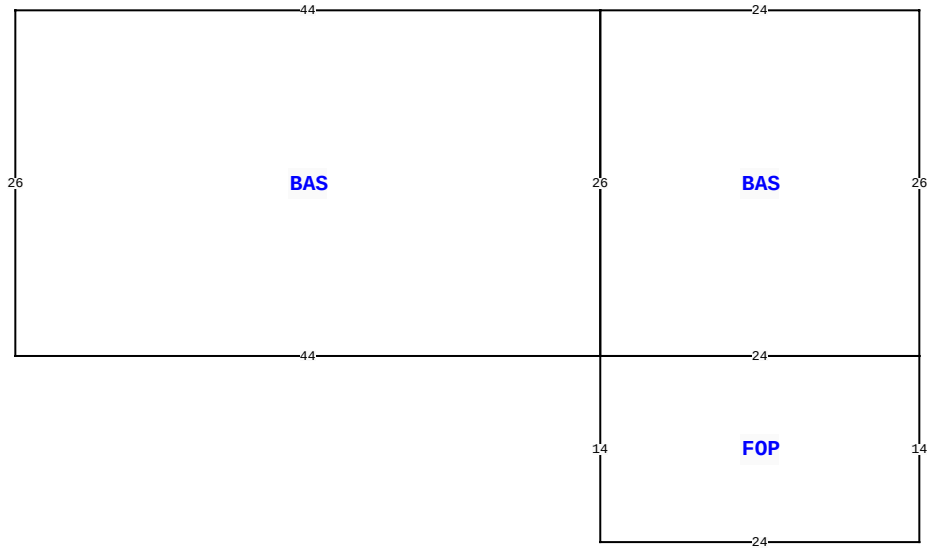
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	42,444
BAS	1,144	100		1,144	77,813
FOP	336	35		118	8,026
TOTALS	2,104			1,886	128,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,886	131.5600	123.67	233,242	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 – 100% - 2019 Heated Area: 1768 HX Base Yr 2019



520 SW ATLAS DR, 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		128,283
TOTAL MARKET OB/XF VALUE		19,220
TOTAL LAND VALUE - MARKET		23,940
TOTAL MARKET VALUE		171,443
SOH/AGL Deduction		62,413
ASSESSED VALUE		109,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		58,308
TOTAL JUST VALUE		171,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048088	Electrical Servic	0	09/12/2023
000048022	Electrical Servic	0	09/05/2023
24184	M H	275	03/06/2006
7198	M H	60	05/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1720	6/19/2019	WD	U	I	11	100
GRANTOR: PAGAN AMANDA K						
GRANTEE: BROOKS AMANDA K						
1477/979	5/18/2018	WD	U	I	11	0
GRANTOR: HOWTON LORI ANN						
GRANTEE: PAGAN AMANDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S26 E44 FOP= S14 E24 N14 W24$ BAS= E24 N26 W24 S26$ N26$.

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	0200	GARAGE F	0	100	18	20	360.00	UT	22.00	22.00	100	2008	2008	3	100	7,920	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 19,220

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	1.71	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,940							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.71 Total Land Value: 23,940 Market: 0 Agricultural: 0 Common: 23,940 PRINTED 08/04/2025 BY SYS