

COMM SE COR OF NE1/4 OF NE1/4, R  
S 2000.86 FT FOR POB, CONT S 838  
469.80 FT, NW 879.07 FT, NE 464.

BRYANT MELISSA H  
103 SW BUCK CT  
FORT WHITE, FL 32038

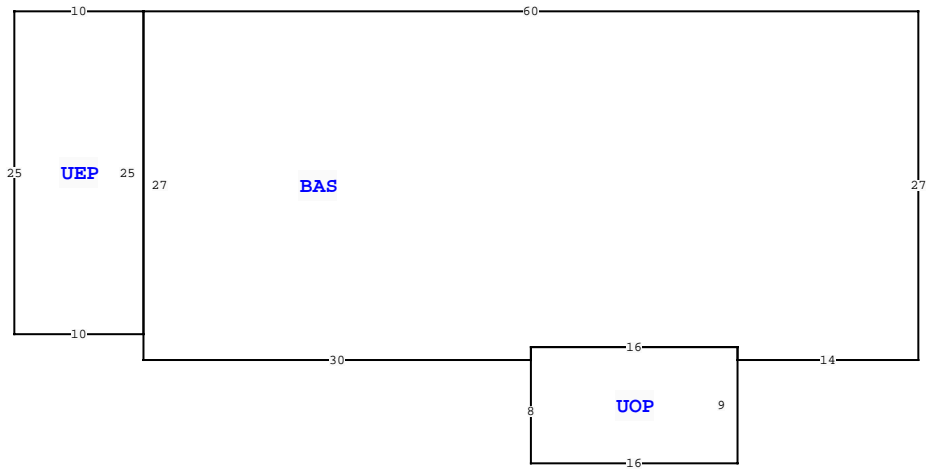
2025

19-7S-17-10026-017



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
	MAP AREA		02		
19717.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,604	100		1,604	43,462
UEP	250	70		175	4,742
UOP	144	25		36	976
TOTALS	1,998			1,815	49,179

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,815	112.9000	67.74	122,948	1991	1991	0	0	60.00	40.00
1 MOBILE HME - 0% - 0 Heated Area: 1604 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			105,712
TOTAL MARKET OB/XF VALUE			23,850
TOTAL LAND VALUE - MARKET			118,440
TOTAL MARKET VALUE			248,002
SOH/AGL Deduction			67,290
ASSESSED VALUE			180,712
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			180,712
TOTAL JUST VALUE			248,002
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			234,058
XFOB:3:1: 1991 SHOREMANOR/SKYLINE MH			
PRMT:1:1: 28X50			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23184	M H	322	05/24/2005
7265	M H	60	06/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/312	10/17/2023	LE U		I	14	100
GRANTOR: BRYANT MELISSA H (ENH)						
GRANTEE: BRYANT GARRETT P (R)						
1444/2164	8/10/2021	WD U		I	11	100
GRANTOR: WATSON DAVID F JR						
GRANTEE: BRYANT MELISSA H						

EXTRA FEATURES																
L N	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	0020	BARN,FR	0	0	24	28	1.00	UT	0.00	100	0	0	3	100	2,350	
2	0166	CONC,PAVMT	0	0	10	24	1.00	UT	0.00	100	0	0	3	100	300	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	800	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	0294	SHED WOOD/	0	0	8	10	80.00	UT	5.00	100	2017	2017	3	100	400	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
10	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	100	2007	2007	3	100	2,400	

LAND DESCRIPTION												TOTAL OB/XF															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650										
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650										
3	9900	C	AC NON-AG	0		00	0.00	0.00	11.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,140										
TOTALS												23,850															

BUILDING NOTES											
228 SW BENJAMIN PL, FORT WHITE											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/08/2025 MLU											

BUILDING DIMENSIONS											
BAS= W60 UEP= W10 S25 E10 N25 S27 E30 UOP= S8 E16 N9 W16 S1 S N1 E16 S1 E14 N27 S.											

COMM SE COR OF NE1/4 OF NE1/4, R  
S 2000.86 FT FOR POB, CONT S 838  
469.80 FT, NW 879.07 FT, NE 464.

BRYANT MELISSA H  
103 SW BUCK CT  
FORT WHITE, FL 32038

2025

19-7S-17-10026-017



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	19717.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,533
TOTALS	960			960	56,533

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
20201	02	960	113.9000	107.07	102,787	2005	2005		0	0	45.00	55.00
3 MANUF 1 - 0% - 0				Heated Area: 960	HX Base Yr							
24 40 40 24 BAS												
TOTALS				960	960	56,533						

228 SW BENJAMIN PL, FORT WHITE  
BLD DATE \_\_\_\_\_ LGL DATE \_\_\_\_\_  
XF DATE \_\_\_\_\_ LAND DATE 04/08/2025 MLU  
INC DATE \_\_\_\_\_ AG DATE \_\_\_\_\_

EXTRA FEATURES																	
L	OB/XF	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

LAND DESCRIPTION													TOTAL OB/XF											
L	USE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY			STANDARD	
VALUATION BY				
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			105,712	
TOTAL MARKET OB/XF VALUE			23,850	
TOTAL LAND VALUE - MARKET			118,440	
TOTAL MARKET VALUE			248,002	
SOH/AGL Deduction			67,290	
ASSESSED VALUE			180,712	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			180,712	
TOTAL JUST VALUE			248,002	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			234,058	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	V	RSN	SALE PRICE	
1501/312	10/17/2023	LE U	I	I	14	100	
GRANTOR: BRYANT MELISSA H (ENH)							
GRANTEE: BRYANT GARRETT P (R)							
1444/2164	8/10/2021	WD U	I	I	11	100	
GRANTOR: WATSON DAVID F JR							
GRANTEE: BRYANT MELISSA H							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E40 N24\$.	