NW1/4 AS LIES E OF ACL RR, EX 29
ALSO DESC AS: THE N 1036 FT OF S
NE1/4 OF NW1/4 AS LIES E OF SR-4

PRYCE BRENDA/WATSON CARLTON
313 SW NIGHTSHADE DR
LAKE CITY, FL 32024

2026

22-5S-16-03690-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

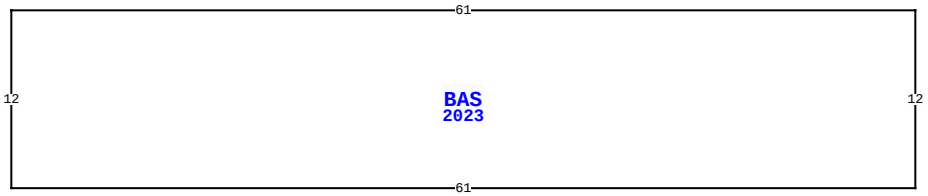
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100	2023	732	17,234
TOTALS	732			732	17,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	98.1000	58.86	43,086	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 732 HX Base Yr



10159 SW STATE ROAD 47, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	33,709
TOTAL MARKET OB/XF VALUE	17,800
TOTAL LAND VALUE - MARKET	111,690
TOTAL MARKET VALUE	163,199
SOH/AGL Deduction	0
ASSESSED VALUE	163,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,199
TOTAL JUST VALUE	163,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1508/2315	2/12/2024	QC	U	I	11	100
GRANTOR: PRYCE BRENDA						
GRANTEE: PRYCE BRENDA						
1508/2312	2/08/2024	QC	U	I	11	100
GRANTOR: DUKES ANGELA W AKA AN						
GRANTEE: PRYCE BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,20] E61 S12 W61 N12 $
.

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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
6	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
7	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
8	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 17,800

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	0200	C	MBL HM	0					12.41	AC		1.00	1.00	1.00	9,000.00	9,000.00	111,690							

REVIEW DATE 10/17/2022 BY JB Total Acres: 12.41 Total Land Value: 111,690 Market: 0 Agricultural: 0 Common: 111,690 PRINTED 11/21/2025 BY SYS

NW1/4 AS LIES E OF ACL RR, EX 29
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NE1/4 OF NW1/4 AS LIES E OF SR-4

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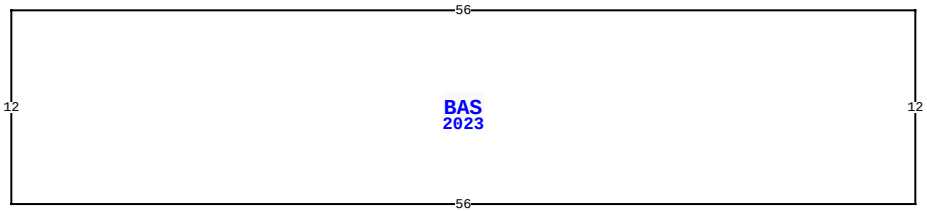
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2023	672	16,475
TOTALS	672			672	16,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	102.1500	61.29	41,187	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,199
TOTAL JUST VALUE	163,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1508/2312	2/08/2024	QC	U	I	11	100
GRANTOR: DUKES ANGELA W AKA AN						
GRANTEE: PRYCE BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=23,25] E56 S12 W56 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/17/2022 BY JB Total Acres: 12.41 Total Land Value: 111,690 Market: 0 Agricultural: 0 Common: 111,690 PRINTED 11/21/2025 BY SYS