COMM AT NE COR OF SEC 22, S 413.
CONT S 250.45 FT, E 330.62 FT, N
352.15 FT TO POB.

KOONTZ BRANNON S
182 SIERRA COURT
FORT WHITE, FL 32038

2026

23-7S-16-04298-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

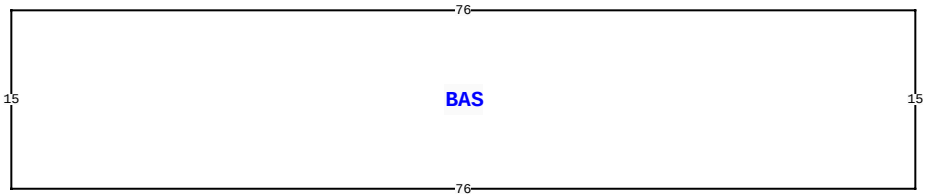
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	23716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	66,543
TOTALS	1,140			1,140	66,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	112.9000	106.13	120,988	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2015 Heated Area: 1140 HX Base Yr 2015



182 SW SIERRA CT, 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		66,543
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		33,040
TOTAL MARKET VALUE		106,833
SOH/AGL Deduction		46,522
ASSESSED VALUE		60,311
TOTAL EXEMPTION VALUE	HX HB	35,311
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25234	M H	521	11/17/2006
14656	M H	125	10/23/1998
11867	M H	125	11/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1035/0984	1/07/2005	WD	U	V	08	23,300
GRANTOR: NANCY SULLIVAN						
GRANTEE: JACKY L & BOBBIE E						
0884/0003	4/29/1999	QC	Q	V	01	100
GRANTOR: HERMAN, JULIA & TROY						
GRANTEE: MARK & NANCY SULLIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,250

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		A-1	0.00	0.00	2.36	AC		1.00	1.00	1.00	14,000.00	14,000.00	33,040							

REVIEW DATE 07/09/2015 BY DF Total Acres: 2.36 Total Land Value: 33,040 Market: 0 Agricultural: 0 Common: 33,040 PRINTED 10/03/2025 BY SYS