

BEG NW COR OF NE1/4, RUN E 698.6
FT TO N R/W US-27, NW ALONG R/W
N 2390.46 FT TO POB.

BRATCHER ROBIN L/BRATCHER JERRY W
355 SW TIFFANY CT
FORT WHITE, FL 32038

2026

24-6S-15-00513-002



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	5000 IMPROVED AG	
MAP NUM		02
NEIGHBORHOOD/LOC	24615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	50,517
UOP	80	25		20	547
UOP	304	25		76	2,078

TOTALS	2,232			1,944	53,141
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0010	BARN,BLK	0	0	36	40	1.00	UT	0.00
2	0010	BARN,BLK	0	0	18	40	720.00	UT	4.50
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00
4	0120	CLFENCE	4	0	100	0	1.00	UT	0.00
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
8	0166	CONC,PAVMT	0	100	18	26	468.00	UT	2.00
9	0031	BARN,MT AE	0	100	18	25	450.00	UT	9.00
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100			0.00	0.00	1.00
2	5200	A	CROPLAND 2	0		00	0.00	0.00	37.90
3	9910	M	MKT.VAL.AG	0			0.00	0.00	37.90

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,944	113.9000	68.34	132,853	1993	1993		0	0	0 60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1848 HX Base Yr													
355 SW TIFFANY CT, FORT WHITE													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF													
28,934													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00
2	5200	A	CROPLAND 2	0		00	0.00	0.00	37.90	AC		1.00	1.00
3	9910	M	MKT.VAL.AG	0			0.00	0.00	37.90	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					53,141				
TOTAL MARKET OB/XF VALUE					29,934				
TOTAL LAND VALUE - MARKET					155,600				
TOTAL MARKET VALUE					101,098				
SOH/AGL Deduction					36,240				
ASSESSED VALUE					64,858				
TOTAL EXEMPTION VALUE					WR HX HB 36,410				
BASE TAXABLE VALUE					28,448				
TOTAL JUST VALUE					238,675				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					238,675				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044606	Mobile Home		06/03/2022
35141	M H	375	04/05/2017
27916	M H	491	06/30/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1427/1036	12/31/2020	LE	U	I	14	100	
GRANTOR: BRATCHER ROBIN L							
GRANTEE: BRATCHER TIFFANY K							
0880/1429	5/14/1999	WD	Q	V	01	0	
GRANTOR: H R & DORIS STALNAKER							
GRANTEE: ROBIN L BRATCHER (A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 UOP= N8 W10 S8 E10\$ W54 S28 E66 N28\$ UOP= N12 W32 S12 E10 N8 E10 S8 E12\$.									

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