COMM NE COR SEC 24, RUN S
2658.81 FT, W 567 FT, S
2594.57 FT FOR POB, CONT S

DEAN BRENDA J
285 SW UNITY CT
FORT WHITE, FL 32038

2026

25-7S-16-04318-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06

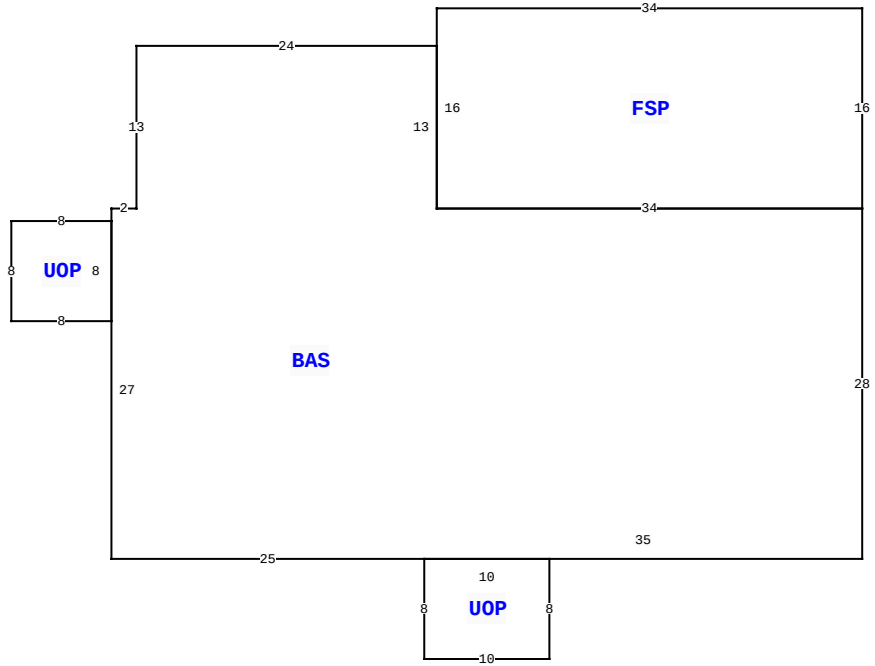
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 25716.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100		1,992	155,027
FSP	544	40		218	16,966
UOP	64	25		16	1,245
UOP	80	25		20	1,557
TOTALS	2,680			2,246	174,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,246	150.5350	141.50	317,809	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 2019 Heated Area: 1992 HX Base Yr 2019



285 SW UNITY 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		174,795
TOTAL MARKET OB/XF VALUE		17,200
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		231,770
SOH/AGL Deduction		119,493
ASSESSED VALUE		112,277
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,555
TOTAL JUST VALUE		287,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,390

SALE:2:1: INCLUDED 04317-129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13136	M H	125	10/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0721	7/24/2018	WD	Q	I	01	162,000
GRANTOR: JIMMY RAY & LINDA SUE						
GRANTEE: BRENDA J DEAN						
0826/0906	7/22/1996	WD	Q	V		35,000
GRANTOR: CAMBE						
GRANTEE: PATTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 N13 W24 S13 W2 S1 UOP= W8 S8 E8 N8$ S27 E25 UOP= S8 E10 N8 W10$ E35 N28 $ FSP= N16 W34 S16 E34$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0020	BARN,FR	0	100	36	44	1.00	UT	0.00	0.00	100	1997	1997	3	100	3,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 17,200

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	4.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	38,095							
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	57,000							

REVIEW DATE 05/19/2020 BY BC Total Acres: 10.01 Total Land Value: 39,775 Market: 57,000 Agricultural: 1,680 Common: 38,095 PRINTED 11/19/2025 BY SYS