W1/2 OF W1/2 OF NE1/4 OF SW1/4.
RUM ISLAND RANCHES).

BREHENY DAVID PATRICK
2571 ROSE AVE
ST. JAMES, FL 33956

2026

25-7S-16-04321-006

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

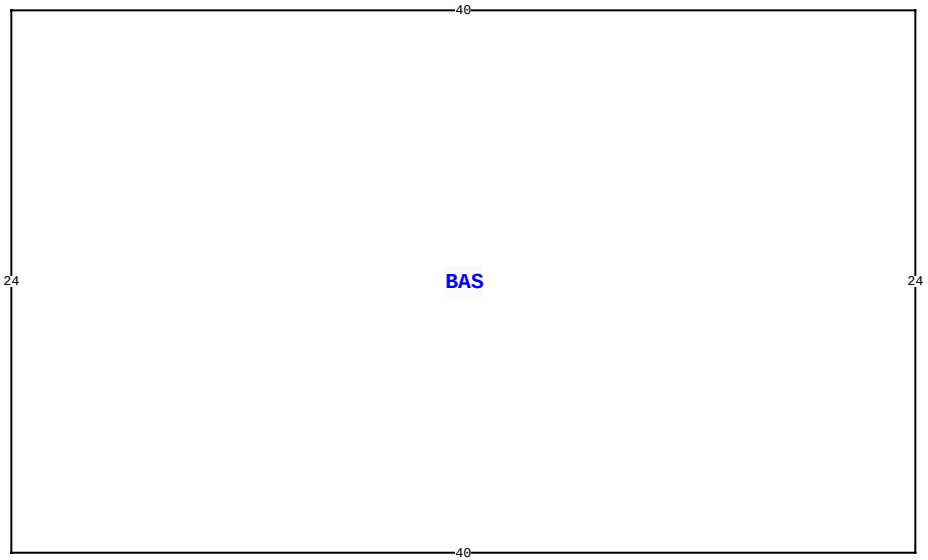
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020 1.00/		

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
0201	02	960	113.9000	107.07	102,787	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2020 Heated Area: 960 HX Base Yr 2020



359 SW FEATHER LN, 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		56,533
TOTAL MARKET OB/XF VALUE		17,600
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		169,133
SOH/AGL Deduction		73,645
ASSESSED VALUE		95,488
TOTAL EXEMPTION VALUE	HX HB SX	95,488
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		169,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,133

XFOB:1:1: MANATEE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39140	STORAGE	0	01/10/2020
37689	M H	375	01/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/1214	9/12/2025	WD	Q	I	01	120,000
GRANTOR: PHILLIPS JEREMY						
GRANTEE: BREHENY DAVID PATRI						
1547/1950	8/19/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (PHILL						
GRANTEE: PHILLIPS JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	9,600	

LAND DESCRIPTION

TOTAL OB/XF 17,600

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 05/22/2020 BY RP Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/19/2025 BY SYS