S1/2 OF E1/2 OF W1/2 OF SW1/4 OF R/W. (AKA LOT 15-B RUM ISLAND RA & ALSO N1/2 OF E1/2 OF W1/2 OF N

BRADY NATHAN
220 SW GEMINI GL
FORT WHITE, FL 32038

2026

25-7S-16-04321-023

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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

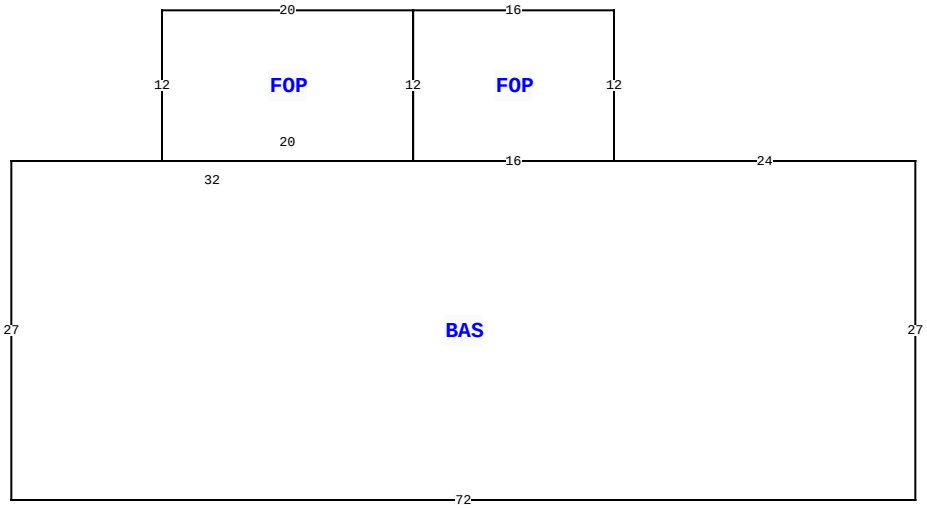
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	166,015
FOP	192	35		67	5,722
FOP	240	35		84	7,173
TOTALS	2,376			2,095	178,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,095	115.0000	108.10	226,470	1998	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1944 HX Base Yr 2025



220 SW GEMINI GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,911
TOTAL MARKET OB/XF VALUE		18,800
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		292,711
SOH/AGL Deduction		0
ASSESSED VALUE		292,711
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		241,989
TOTAL JUST VALUE		292,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13830	M H	125	03/31/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1471	3/28/2024	WD	Q	I	01	340,000
GRANTOR: SAWYER MARVIN V						
GRANTEE: BRADY NATHAN						
0854/0126	2/18/1998	WD	Q	V	03	14,300
GRANTOR: LOVEJOY						
GRANTEE: SAWYER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N12 W16 S12 E16$ W16 FOP= N12 W20 S12 E20$ W32 S27 E72 N27$.

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	1998	1998	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1998	1998	3	100	900	
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	1998	1998	3	100	1,440	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	100	12	12	144.00	UT	2.50	2.50	100	1998	1998	3	100	360	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,000	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 18,800

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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	47,500							

REVIEW DATE 04/05/2024 BY TP Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/20/2025 BY SYS