

S 663.21 FT OF W1/2 OF E1/2 OF N
EX RD R/W. (AKA S 663.21 FT OF L
ISLAND RANCHES UNREC).

BRYNER JONATHAN
755 BANYAN DRIVE
MELBOURNE, FL 32935

2026

25-7S-16-04321-033



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	25716.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,744
UST	80	45		36	629
TOTALS	752			708	12,373

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	0200	C	MBL HM	0		A-1	0.00	0.00	5.00	AC	1.00

REVIEW DATE 07/24/2015 BY TW

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	708	72.8100	43.69	30,933	1974	1974	0	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr													
991 SW FEATHER LN, FORT WHITE													
BLD DATE 05/14/2024 MLU													

TOTAL OB/XF 7,950													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100		
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010

TOTAL OB/XF 7,950													
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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00

Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3			Tax Dist:					
BUILDING MARKET VALUE					12,373			
TOTAL MARKET OB/XF VALUE					7,950			
TOTAL LAND VALUE - MARKET					50,000			
TOTAL MARKET VALUE					70,323			
SOH/AGL Deduction					5,652			
ASSESSED VALUE					64,671			
TOTAL EXEMPTION VALUE					0			
BASE TAXABLE VALUE					64,671			
TOTAL JUST VALUE					70,323			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					70,323			
XFOB:1:1: BUDDY ID#BF1785C ORB 774-2297								
BLDG:1:1: BUDDY MH ID#BF1785C ORB774-2297								
LAND:1:1: PART OF LOT 39								
PERMIT NUM			DESCRIPTION			AMT		ISSUED
6550			RECONNECT			0		11/06/1992
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/1587		6/27/2013		QC	U	I	11	100
GRANTOR:PARTICIA JONES (SINGL								
GRANTEE:JONATHAN BRYNER (SI								
0880/0969		8/12/1998		WD	U	V		10,800
GRANTOR: YOUNG								
GRANTEE: P JONES								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W40 UST= N10 W8 S10 E8\$ W16 S12 E56 N12\$.								

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