PART OF S1/2 OF LOT 18 RUM ISLAN
UNREC DESC AS: COMM SE COR OF SA
POB, W 328.35 FT TO SW COR OF LO

BRANDT MARVIN/BRANDT SHERYL
171 SW DREAMER GLN
FORT WHITE, FL 32038

2026

25-7S-16-04321-046

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

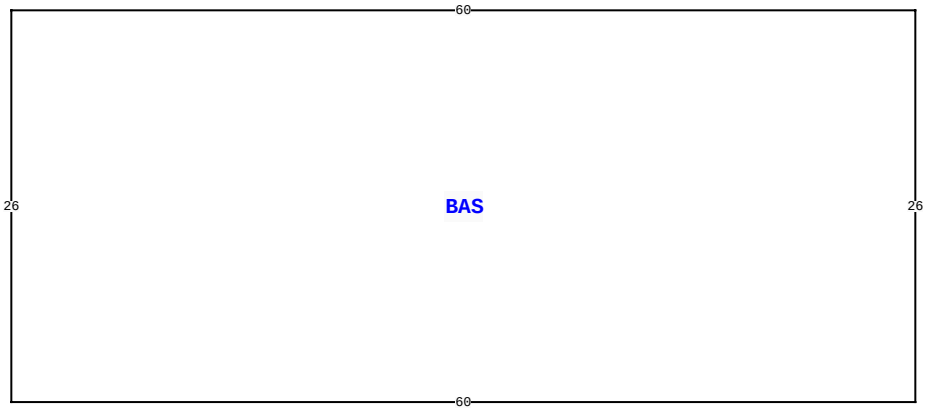
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 02
NEIGHBORHOOD/LOC 25716.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	96,877
TOTALS	1,560			1,560	96,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	113.9000	107.07	167,029	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2009 Heated Area: 1560 HX Base Yr 2009



171 SW DREAMER GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,877
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		91,800
TOTAL MARKET VALUE		195,677
SOH/AGL Deduction		60,299
ASSESSED VALUE		135,378
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,656
TOTAL JUST VALUE		195,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,688

SALE:2:1: ALREADY IN HER NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26549	M H	507	12/27/2008
17861	M H	125	01/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/809	2/11/2022	QC	U	I	11	100
GRANTOR: BRANDT MARVIN						
GRANTEE: BRANDT MARVIN						
1425/1057	11/25/2020	WD	Q	V	01	35,000
GRANTOR: NORTON KURTIS EDWARD						
GRANTEE: BRANDT MARVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E60 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	4.18	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,800							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 07/23/2015 BY TW Total Acres: 9.18 Total Land Value: 91,800 Market: 0 Agricultural: 0 Common: 91,800 PRINTED 10/14/2025 BY SYS