COMM SW COR OF SE1/4, RUN N 2514 FT, N 489.92 FT FOR POB, RUN W 5 FT, NW 186.13 FT, E 607.53 FT, S

BROWN DAVID L
P O BOX 686
FORT WHITE, FL 32038-0686

2026

27-6S-16-03950-108

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

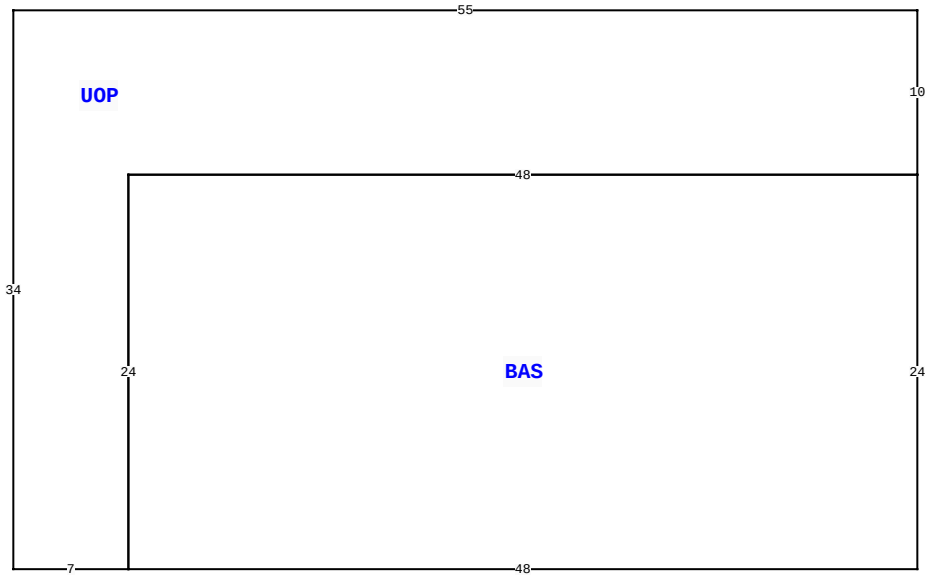
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	25,192
UOP	718	25		180	3,936
TOTALS	1,870			1,332	29,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,332	91.1200	54.67	72,820	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2018 Heated Area: 1152 HX Base Yr 2018



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

341 SW GASTONIA CT, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,128
TOTAL MARKET OB/XF VALUE		7,700
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		91,828
SOH/AGL Deduction		37,798
ASSESSED VALUE		54,030
TOTAL EXEMPTION VALUE	HX HB VX	34,030
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		91,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13881	M H	125	04/13/1998
12676	PUMP/UTPOL	30	06/18/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/2560	1/03/2017	WD	U	I	18	30,000
GRANTOR: US BANK NA AS TRUSTEE						
GRANTEE: DAVID L BROWN						
1323/1009	10/05/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MARTH						
GRANTEE: U S BANK NA TRUSTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$ UOP= N10 W55 S34 E7 N24 E48 $.

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	0294	SHED WOOD/	0	100	16	32	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
2	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1997	1997	3	100	100	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 7,700

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/05/2015 BY TW Total Acres: 5.80 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/20/2025 BY SYS