COMM SW COR OF SE1/4, RUN N 2514 FT, N 974.96 FT FOR POB, RUN W 6 OF CURVE, RUN N'RLY ALONG CURVE

BROWN LEISA KAY
281 SW GASTONIA CT
FORT WHITE, FL 32038

2026

27-6S-16-03950-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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

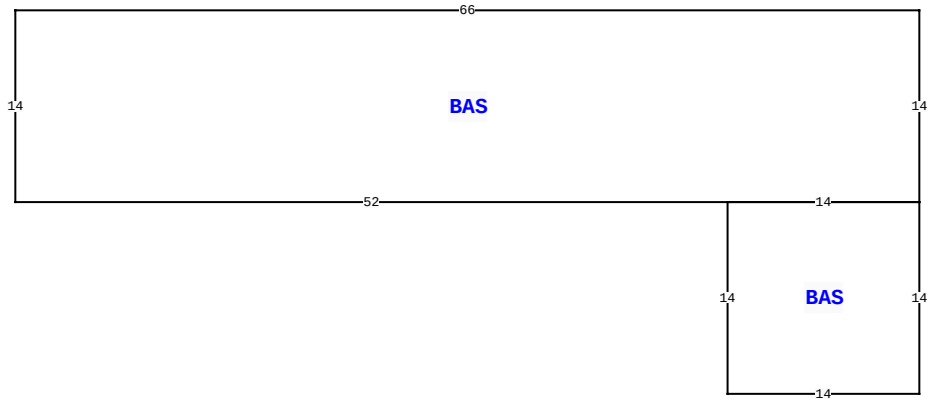
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27616.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	5,170
BAS	924	100		924	24,372
TOTALS	1,120			1,120	29,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,120	109.9000	65.94	73,853	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1120 HX Base Yr



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

281 SW GASTONIA CT, FORT WHITE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		29,541
TOTAL MARKET OB/XF VALUE		9,457
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		82,998
SOH/AGL Deduction		35,794
ASSESSED VALUE		47,204
TOTAL EXEMPTION VALUE	HX HB SX	47,204
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,998
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,998

SALE:3:1: 5.90 AC @ $2212 PER ACRE-ASSESSED $2500/

XFOB:2:1: WEST MH

SALE:2:1: REPO

PRMT:1:1: 14X70

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6679	M H	60	01/25/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/0132	11/26/2001	QC	Q	I	06	100

GRANTOR: DAVID LAWRENCE BROWN

GRANTEE: LEISA KAY BROWN

0940/0956	11/26/2001	QC	Q	I	06	100

GRANTOR: DAVID LAWRENCE BROWN

GRANTEE: LEISA KAY BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E52 BAS= S14 E14 N14 W14$ E14 N14$.

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	0021	BARN,FR AE	0	100	23	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,897	
2	0296	SHED METAL	0	100	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	8	10	80.00	UT	3.50	3.50	100	1993	1993	3	100	280	

LAND DESCRIPTION

TOTAL OB/XF 9,457

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	0102	C	SFR/MH	100		00	0.00	0.00	0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							

REVIEW DATE 06/05/2015 BY TW Total Acres: 5.21 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/20/2025 BY SYS