COMM NW COR OF SE1/4 OF SE1/4,
RUN E 540.73 FT, S 262.12 FT
FOR POB, CONT S 36.88 FT,

BROWN EMMA LEE
134 SW SPEARMINT CT
FORT WHITE, FL 32038

2026

36-6S-16-04098-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

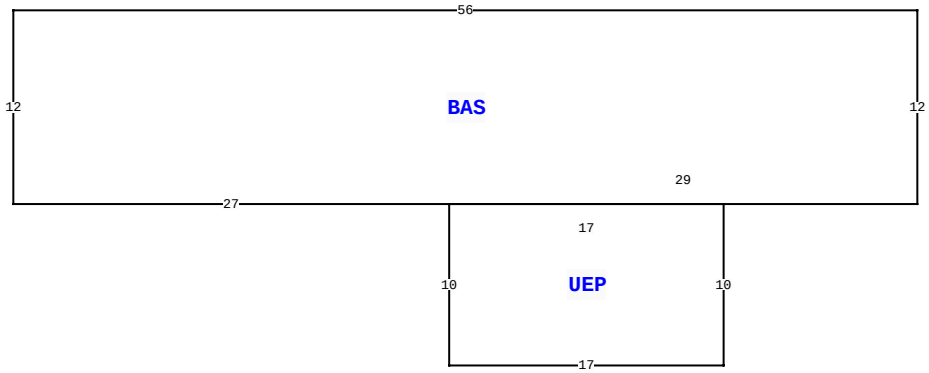
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,876
UEP	170	70		119	1,926
TOTALS	842			791	12,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	791	67.4250	40.46	32,004	1964	1964	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 672 HX Base Yr 2011



134 SW SPEARMINT CT, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		12,802
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		26,040
TOTAL MARKET VALUE		47,042
SOH/AGL Deduction		19,503
ASSESSED VALUE		27,539
TOTAL EXEMPTION VALUE	HX HB SX	27,539
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		47,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1289/0259	2/03/2015	WD	U	V	30	100
GRANTOR: PHILLIP JONES						
GRANTEE: EMMA LEE BROWN						
1167/2474	2/06/2009	WD	U	V	11	100
GRANTOR: CLARA NELL JONES						
GRANTEE: EMMA LEE BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E27 UEP= S10 E17 N10 W17$ E29 N12$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
3	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 8,200

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	1.17	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,380							
2	0000	C	VAC RES	100			0.00	0.00	0.69	AC		1.00	1.00	1.00	14,000.00	14,000.00	9,660							

REVIEW DATE 06/29/2015 BY DF Total Acres: 1.86 Total Land Value: 26,040 Market: 0 Agricultural: 0 Common: 26,040 PRINTED 11/14/2025 BY SYS