

LOTS 66, 67 & 68 UNIT 20 THREE R
727-386, 941-1143, QC 1147-1960,

BRADLEY RANDALL K/BRADLEY CHRISTIE L
759 SW PLEASANT TER
FORT WHITE, FL 32038

2026

00-00-00-01274-066

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	100000.20 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,740	100	
TOTALS	1,740		1,740 181,756

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2022	Heated Area: 1740			HX Base Yr 2021				
759 SW PLEASANT TER, FORT WHITE												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			181,756
TOTAL MARKET OB/XF VALUE			8,000
TOTAL LAND VALUE - MARKET			67,200
TOTAL MARKET VALUE			256,956
SOH/AGL Deduction			88,396
ASSESSED VALUE			168,560
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			117,149
TOTAL JUST VALUE			256,956
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,197

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41267	M H		02/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0520	6/15/2020	WD	Q	I	05	38,500
GRANTOR: KATHRYN E TERRY						
GRANTEE: RANDALL K & CHRISTI						
1311/1423	3/15/2016	WD	U	I	12	24,500
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: KATHRYN E TERRY						

EXTRA FEATURES																
L N	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	10	12	1.00	UT	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	100	10	12	1.00	UT	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
TOTALS													8,000			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[ORIG=-65,-13] E58 S30 W58 N30 \$			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	200.00	400.00	2.00	LT		1.00	1.00	0.90	24,000.00	21,600.00	43,200								
2	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000								