COMM SW COR OF SW1/4, RUN N
3166.35 FT, E 517.37 FT FOR
POB, N 1479.28 FT, E 518.19 FT

BRONSON GEORGE E/BRONSON TRACY M
902 SW SPRUCE RD
FORT WHITE, FL 32038

2027

01-6S-15-00497-001

BUILDING CHARACTERISTICS

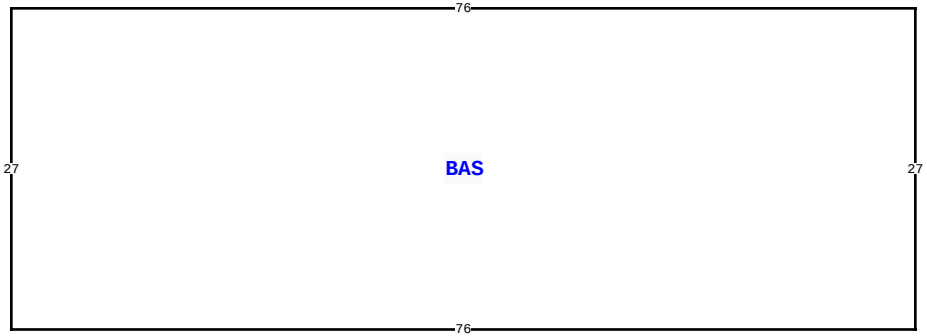
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	45,830
TOTALS	2,052			2,052	45,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	86.5640	51.94	106,581	2004	2004	0	0	0	57.00	43.00

1 MOBILE HME 100% - 2018 Heated Area: 2052 HX Base Yr 2018



902 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	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	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,830
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		112,320
TOTAL MARKET VALUE		167,050
SOH/AGL Deduction		87,091
ASSESSED VALUE		79,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		28,548
TOTAL JUST VALUE		167,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,050

SALE:1:1: HIER PROPERTY (WILL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21196	M H	125	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0001	12/15/2017	QC	U	I	11	100
GRANTOR: TD BANK NA						
GRANTEE: GEORGE E & TRACY M						
1349/2799	12/15/2017	WD	U	I	12	72,900
GRANTOR: TD BANK NA						
GRANTEE: GEORGE E & TRACY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	17.55	AC		1.00	1.00	0.80	8,000.00	6,400.00	112,320							

REVIEW DATE 04/28/2026 BY JB Total Acres: 17.55 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 11/17/2026 BY SYS