

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

**2026**

01-6S-15-00497-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	2,052	100	
TOTALS	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	
1	MOBILE HME	100%	- 2018									
				Heated Area: 2052				HX Base Yr	2018			
902 SW SPRUCE RD, FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		89,420	
ASSESSED VALUE		77,630	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		26,219	
TOTAL JUST VALUE		167,050	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,233	
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						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2003	2003	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2005	2005	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	

TOTAL OB/XF												
8,900												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S27 E76 N27S.												

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	DPH 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								