COMM SW COR OF SW1/4, RUN N
3166.35 FT FOR POB, CONT N
1475.72 FT, E 517.43 FT, S

BRONSON GEORGE/BRONSON TRACY
904 SW SPRUCE RD
FORT WHITE, FL 32038

2027

01-6S-15-00497-002

BUILDING CHARACTERISTICS

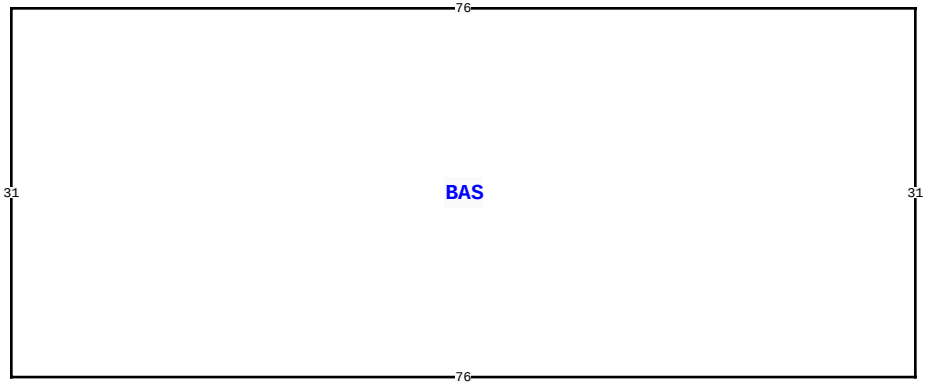
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	65,534
TOTALS	2,356			2,356	65,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	115.9000	69.54	163,836	1999	1999	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 2356 HX Base Yr



904 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,534
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	112,256
TOTAL MARKET VALUE	186,190
SOH/AGL Deduction	18,510
ASSESSED VALUE	167,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,680
TOTAL JUST VALUE	186,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,060

SALE:3:1: 1999 REDMAN DW INCL

SALE:1:1: 17.54 AC HEIR PROPERTY (WILL)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056183	Roof Replacement	22,250	07/28/2026
14122	M H	125	06/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0112	3/14/2018	WD	U	I	12	75,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: GEORGE & TRACY BRON						
1349/2400	12/14/2017	CT	U	I	18	100
GRANTOR: CLERK OF COURT (MICHA						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0		00	0.00	0.00	17.54	AC		1.00	1.00	0.80	8,000.00	6,400.00	112,256							

REVIEW DATE 08/28/2026 BY JB Total Acres: 17.54 Total Land Value: 112,256 Market: 0 Agricultural: 0 Common: 112,256 PRINTED 11/17/2026 BY SYS