LOT 26 BLOCK A ICHETUCKNEE FORES
666-672, 823-1366, 978-2608, 991

BRINER-JOHNSON ANDREA J/JOHNSON RONALD A
5345 SE FRONT AVE
STUART, FL 34997

2027

02-6S-15-00502-126

BUILDING CHARACTERISTICS

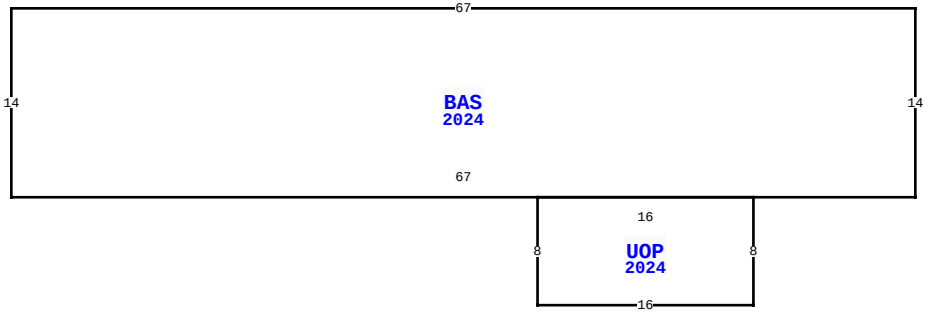
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2615.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100	2024	938	54,598
UOP	128	25	2024	32	1,863
TOTALS	1,066			970	56,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	970	113.8000	105.83	102,655	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 938 HX Base Yr



613 SW LONCALA LOOP, 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	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	56,460
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	123,460
SOH/AGL Deduction	0
ASSESSED VALUE	123,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,460
TOTAL JUST VALUE	123,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043217	Electrical Servic	0	11/19/2021
11354	M H	125	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/877	8/31/2023	QC	Q	I	01	55,000
GRANTOR: MCKAY CAROL						
GRANTEE: BRINER-JOHNSON ANDR						
1450/1327	6/29/2009	QC	U	V	11	100
GRANTOR: MCKAY MICHAEL						
GRANTEE: MCKAY CAROL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S14 E67 N14 W67 $
UOP=[YR=2024;ORIG=49,24] S8 E16 N8 W16 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/05/2026 BY JB Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS