COMM SW COR OF SE1/4 OF NW1/4, R
FOR POB, CONT N 767.93 FT, E 93.
1155.36 FT TO NW R/W OF SR-47, S

SESSIONS RENTALS LLC
7593 284TH ST
BRANFORD, FL 32008

2026

04-7S-16-04129-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

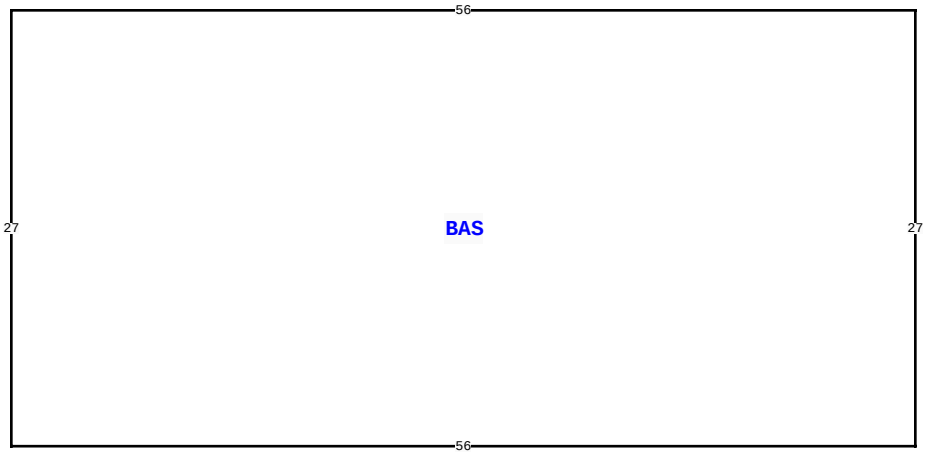
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	43,400
TOTALS	1,512			1,512	43,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	113.9000	71.76	108,501	2000	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1512 HX Base Yr



19280 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	43,400
TOTAL MARKET OB/XF VALUE	13,600
TOTAL LAND VALUE - MARKET	100,782
TOTAL MARKET VALUE	157,782
SOH/AGL Deduction	1,614
ASSESSED VALUE	156,168
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,168
TOTAL JUST VALUE	157,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16077	M H	125	09/27/1999
12893	M H	125	08/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/302	10/10/2024	QC	U	I	11	100
GRANTOR: SESSIONS CHAD						
GRANTEE: SESSIONS RENTALS LL						
1243/2665	10/31/2012	WD	U	I	38	30,000
GRANTOR: DANIEL J DAVIS						
GRANTEE: CHAD & THOMAS SESSI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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	1999	1999	3	100	1,200	
2	0060	CARPORT F	0	0	24	30	720.00	UT	5.00	5.00	100	2006	2006	3	100	3,600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	24	30	720.00	UT	2.50	2.50	100	2006	2006	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 13,600

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	10.18	AC		1.00	1.00	0.90	11,000.00	9,900.00	100,782							

REVIEW DATE 06/18/2015 BY TW Total Acres: 10.18 Total Land Value: 100,782 Market: 0 Agricultural: 0 Common: 100,782 PRINTED 05/08/2026 BY SYS