N1/2 OF S1/2 OF NW1/4 OF NW1/4.
25-471, 528-132, 624-139, 776-21

**BRADEN STEVEN**
725 SW MOUNT HOPE DR
FORT WHITE, FL 32038

**2027**

**04-7S-16-04131-005**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5200 | CROPLAND CLS2 | |
| 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 |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 3,700 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 3,700 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 3,700 |
| TOTAL JUST VALUE | 110,000 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 220,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054553 | Mobile Home | | 11/21/2025 |
| 000053256 | Mobile Home | | 05/29/2025 |
| | | | |
| | | | |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/2794 | 6/21/2024 | WD | Q | V | 01 | 110,000 |
| GRANTOR: ALESSI FAMILY TRUST D | | | | | | |
| GRANTEE: BRADEN STEVEN | | | | | | |
| 1488/2565 | 4/21/2023 | WD | Q | V | 01 | 95,000 |
| GRANTOR: WIGGLESWORTH MIKE | | | | | | |
| GRANTEE: ALESSI FAMILY TRUST | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 5200 | A | CROPLAND 2 | 0 | | | | | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,700 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | | | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,000 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.00 Total Land Value: 3,700 Market: 110,000 Agricultural: 3,700 Common: 0 PRINTED 11/17/2026 BY SYS