(AKA LOT 2 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
FT FOR POB, CONT W 663.88 FT, N

HUYNH LARRY/NGUYEN TERRY
239 SW UNCLE REMUS GLN
FORT WHITE, FL 32038

2027

05-7S-16-04138-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

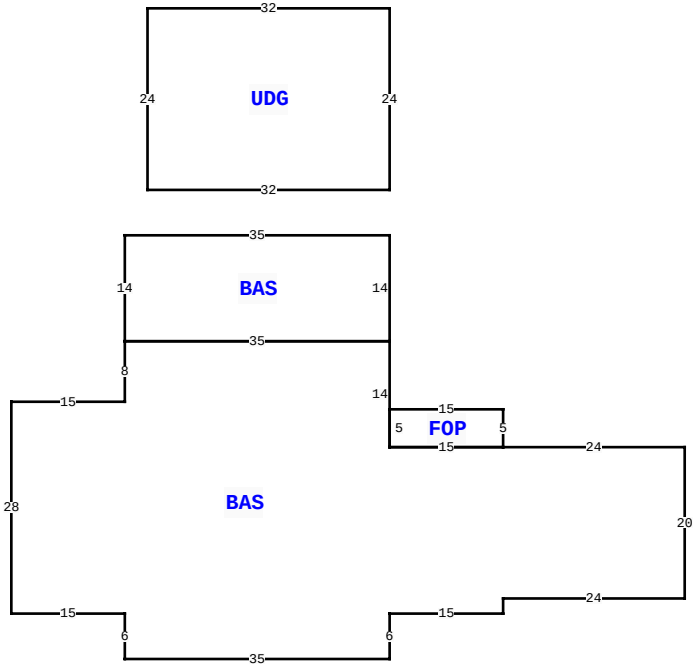
NEIGHBORHOOD/LOC 5716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	490	100		490	13,526
BAS	2,700	100		2,700	74,533
FOP	75	30		22	607
UDG	768	55		422	11,649
TOTALS	4,033			3,634	100,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,634	104.5660	115.02	417,983	1999	1999	0	50	0	26.00	24.00

1 SINGLE FAM 0% - 2026 Heated Area: 3190 HX Base Yr



239 SW UNCLE REMUS GLN, FORT WHITE

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 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	0166	CONC,PAVMT	0	0	6	32	192.00	UT	1.50	1.50	100	2001	2001	3	100	288	
2	0120	CLFENCE 4	0	0	0	0	390.00	UT	2.50	2.50	100	2001	2001	3	100	975	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	100,316
TOTAL MARKET OB/XF VALUE	2,663
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	213,199
SOH/AGL Deduction	0
ASSESSED VALUE	213,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,199
TOTAL JUST VALUE	213,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,022

BLDG:1:2: SINK HOLE ACTIVITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049443	Roof Replacement	23,800	03/18/2024
27752	ADDN SFR	200	04/20/2009
17979	GARAGE	75	02/26/2001
15881	SFR	430	08/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/1724	2/28/2019	WD	U	I	37	85,000
GRANTOR: DZUNG & HELEN PHAN						
GRANTEE: HUYNH LARRY						
1325/1324	11/10/2016	WD	Q	I	01	100,000
GRANTOR: ERIC & CHRISTINA M LA						
GRANTEE: DZUNG & HELEN PHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S8 W15 S28 E15 S6 E35 N6 E15 N2 E24 N20 W24 FOP= N5 W15 S5 E15$ W15 N14 $ BAS= N14 W35 S14 E35$ PTR= N20 UDG= N24 W32 S24 E32$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 2,663

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	0100	C	SFR	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 06/30/2026 BY AJ Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS