

(AKA LOT 3 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
FT FOR POB, CONT W 663.88 FT, N

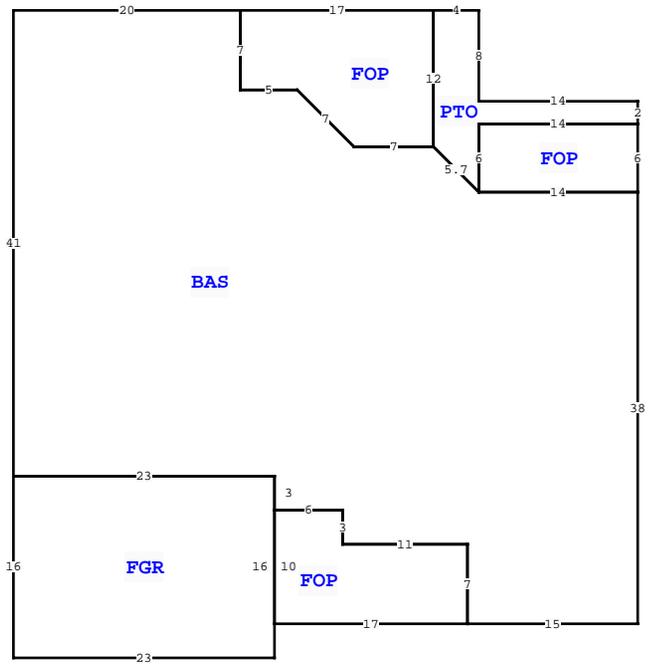
BODEN STEVEN E/BODEN HELEN M
427 SW UNCLE REMUS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-103


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 15 | HARDTILE | 10 |
| 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 |
| Architectural | 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 |
| BAS | 2,088 | 100 | |
| FGR | 368 | 55 | |
| FOP | 84 | 30 | |
| FOP | 137 | 30 | |
| FOP | 167 | 30 | |
| PTO | 84 | 5 | |
| TOTALS | 2,928 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,410 | 110.7810 | 124.07 | 299,009 | 1999 | 1999 | 0 | 0 | 26.00 | 74.00 |
| 1 SINGLE FAM 100% - 2000 Heated Area: 2088 HX Base Yr 2000 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 221,267 | | | |
| TOTAL MARKET OB/XF VALUE | 7,506 | | | |
| TOTAL LAND VALUE - MARKET | 110,220 | | | |
| TOTAL MARKET VALUE | 338,993 | | | |
| SOH/AGL Deduction | 149,225 | | | |
| ASSESSED VALUE | 189,768 | | | |
| TOTAL EXEMPTION VALUE | 51,411 | | HX HB | |
| BASE TAXABLE VALUE | 138,357 | | | |
| TOTAL JUST VALUE | 338,993 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 326,953 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 14475 | SFR | 340 | 09/01/1998 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0858/0673 | 5/08/1998 | WD Q | V | | | 23,000 |
| GRANTOR: J L DICKS | | | | | | |
| GRANTEE: STEVEN E & HELEN BO | | | | | | |

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

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W20 S41 FGR= S16 E23 N16 W23\$ E23 S3 FOP= S10 E17 N7 W11 N3 W6\$ E6 S3 E11 S7 E15 N38 PTO= N2 W14 N8 W4 S12 R4 D4 N6E14\$ W14 S6 E14\$ W14 U4 L4 FOP= N12 W17 S7 E5 R5 D5 E7\$ W7 U5 L5 W5 N7\$. | |

| EXTRA FEATURES | | | | | | | | | | | | | | | 427 SW UNCLE REMUS GLN, FORT WHITE | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|------------------------------------|-----------------|-------|
| L N | 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 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 776.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,164 | |
| 3 | 0021 | BARN, FR AE | 0 | 100 | 16 | 22 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 400 | |
| 6 | 0040 | BARN, POLE | 0 | 100 | 24 | 36 | 864.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,592 | |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 750 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 7,506 | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 100 | | A-1 | 0.00 | 0.00 | 10.02 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,220 | | | | | | | |