(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

2027

05-7S-16-04138-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
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

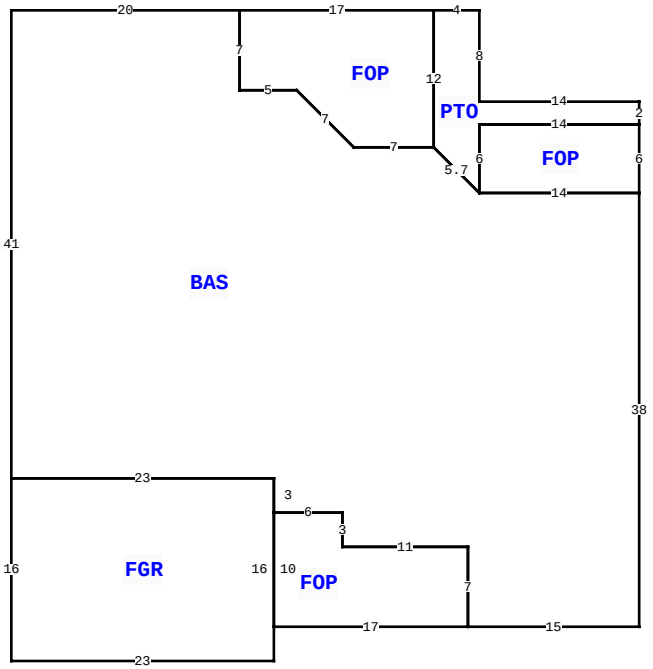
NEIGHBORHOOD/LOC 5716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,088	100		2,088	188,289
FGR	368	55		202	18,216
FOP	84	30		25	2,255
FOP	137	30		41	3,697
FOP	167	30		50	4,509
PTO	84	5		4	360
TOTALS	2,928			2,410	217,325

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	121.86	293,683	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 2088 HX Base Yr 2000



427 SW UNCLE REMUS GLN, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		217,325
TOTAL MARKET OB/XF VALUE		11,094
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		338,639
SOH/AGL Deduction		142,148
ASSESSED VALUE		196,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,080
TOTAL JUST VALUE		338,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,581

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

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 FOP= N6 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

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	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	800	
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	62	30	1,860.00	UT	3.00	3.00	100	2008	2008	3	100	5,580	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	750	
8	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,094

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	100		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 07/08/2026 BY AJ Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS