(AKA LOT 4 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
FT FOR POB, CONT W 665.41 FT, N

JOHNSON TROY T/JOHNSON LEONA J
489 SW UNCLE REMUS GLN
FORT WHITE, FL 32038

2027

05-7S-16-04138-104

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

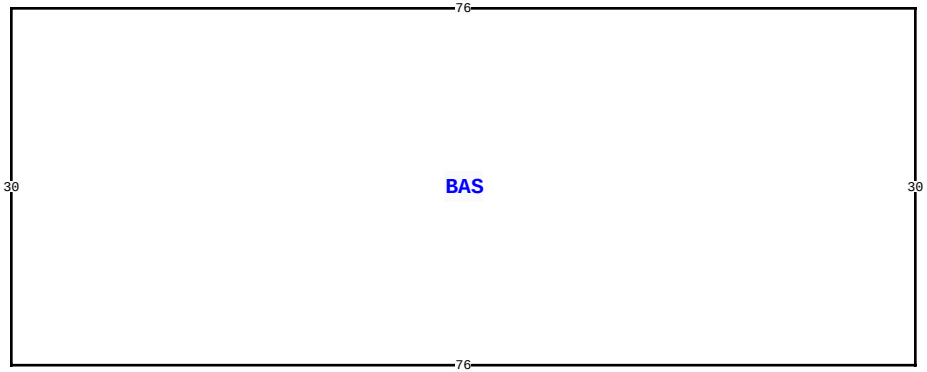
NEIGHBORHOOD/LOC 5716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	132,836
TOTALS	2,280			2,280	132,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.9000	105.93	241,520	1999	1999	0	0	0	45.00	55.00

1 MANUF 1 100% - 2000 Heated Area: 2280 HX Base Yr 2000



489 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0070	CARPORT UF	0	100	10	20	200.00	UT	4.00	4.00	100	2001	2001	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	15	20	300.00	UT	6.00	6.00	100	2001	2001	3	100	1,800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0296	SHED METAL	0	100	15	20	300.00	UT	4.00	4.00	100	2001	2001	3	100	1,200	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,836
TOTAL MARKET OB/XF VALUE		19,100
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		262,156
SOH/AGL Deduction		141,051
ASSESSED VALUE		121,105
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		64,694
TOTAL JUST VALUE		262,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18963	PUMP/UTPOL	30	11/16/2001
15737	M H	125	07/06/1999
15736	M H	125	06/06/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0868/1928	7/06/1998	N/A	Q	V		25,000

GRANTOR: HARRY DICKS

GRANTEE: JOHNSON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 19,100

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	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