(AKA LOT 8 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
POB, CONT S 657.48 FT, W 663.88

HANDY KAYLEE
766 SW TRENTON TER
FORT WHITE, FL 32038

2027

05-7S-16-04138-108

BUILDING CHARACTERISTICS

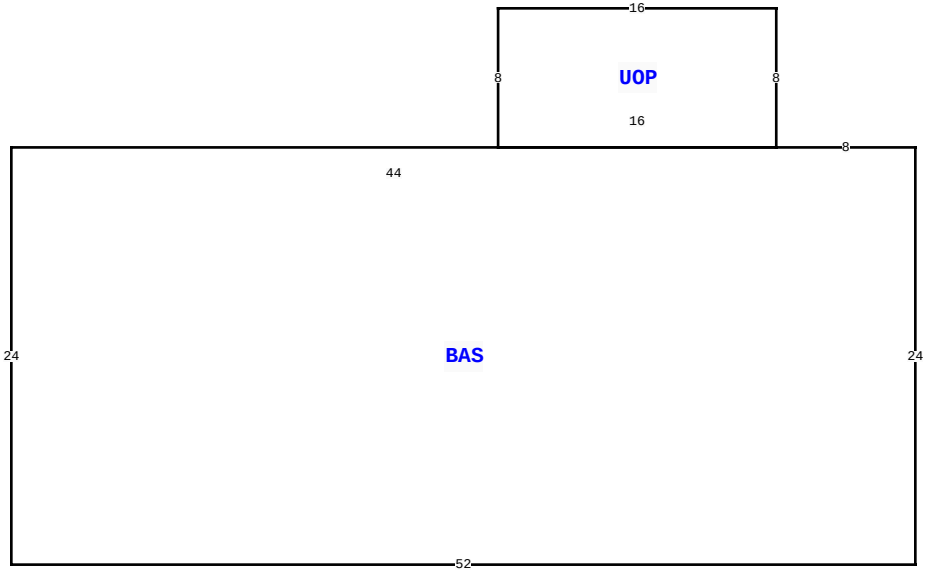
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,248	100		1,248	26,038
UOP	128	25		32	668
TOTALS	1,376			1,280	26,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,280	86.9250	52.16	66,765	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1248 HX Base Yr



148 SW UNCLE REMUS GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,706
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	145,226
SOH/AGL Deduction	0
ASSESSED VALUE	145,226
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,226
TOTAL JUST VALUE	145,226
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16218	M H	125	11/02/1999
13914	M H	125	04/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/427	4/18/2022	QC	U	I	11	100
GRANTOR: O'BRYAN MARY B HAMPSO						
GRANTEE: HANDY KAYLEE						
1041/1270	1/18/2005	QC	Q	V	06	8,500
GRANTOR: ROBERT A HAMPSON						
GRANTEE: MARY BETH O'BRYAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W16 S8 E16$ W44 S24 E52 N24$.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	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 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