

(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

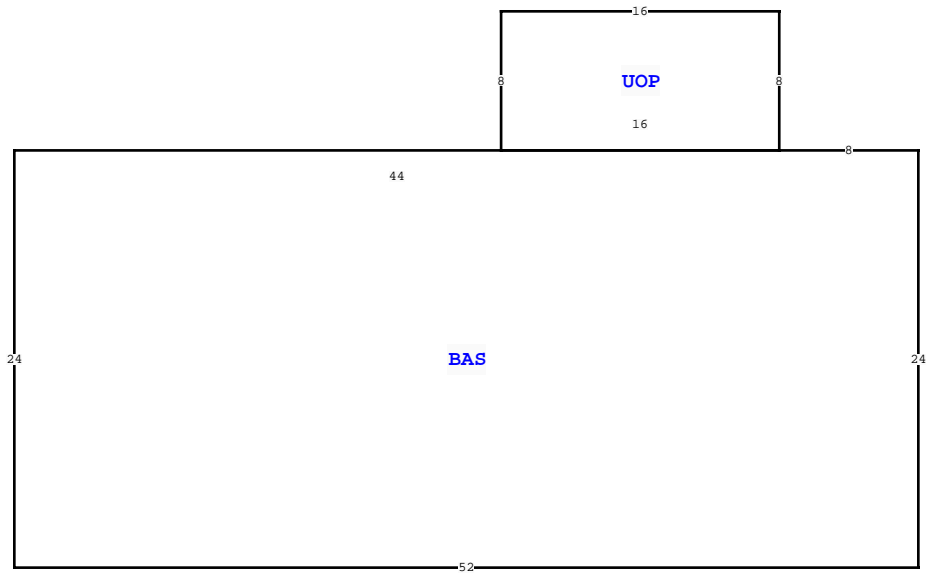
HANDY KAYLEE  
 766 SW TRENTON TER  
 FORT WHITE, FL 32038

2026

05-7S-16-04138-108

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,248	100	
UOP	128	25	
TOTALS	1,376		

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	80.9250	48.56	62,157	1979	1979	0	0	60.00	40.00		
1 MOBILE HME 0% - 2026 Heated Area: 1248 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			24,863
TOTAL MARKET OB/XF VALUE			8,300
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			143,383
SOH/AGL Deduction			0
ASSESSED VALUE			143,383
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,383
TOTAL JUST VALUE			143,383
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,353

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 HAMPSON						
GRANTEE: HANDY KAYLEE						
1041/1270	1/18/2005	QC	Q	V	06	8,500
GRANTOR: ROBERT A HAMPSON						
GRANTEE: MARY BETH O'BRYAN						

EXTRA FEATURES																
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	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	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF										8,300						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						05/06/2026	MLU									

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF										8,300				
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	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							