

(AKA PART OF LOT 10 BRIAR PATCH  
 COMM NE COR OF SW1/4, RUN S 1950  
 FT FOR POB, CONT W 693.80 FT, N

SWIFT JEFFREY P/SWIFT ASHLEE  
 269 SW BACKWOODS GLN  
 FORT WHITE, FL 32038

**2026**

05-7S-16-04138-110

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
5716.0200	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	1,620	113.9000	107.07	173,453	2007	2007	0	0	45.00	55.00													
3 MANUF 1 0% - 2026			Heated Area: 1620				HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
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			05/06/2026		MLU																			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				95,399		
TOTAL MARKET OB/XF VALUE				21,126		
TOTAL LAND VALUE - MARKET				98,160		
TOTAL MARKET VALUE				214,685		
SOH/AGL Deduction				0		
ASSESSED VALUE				214,685		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				214,685		
TOTAL JUST VALUE				214,685		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				199,439		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047821	Roof Replacement	8,579	08/04/2023			
24925	M H	316	08/30/2006			
16617	M H	125	02/21/2000			
15434	M H	125	04/28/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/2724	3/13/2026	WD	Q	I	01	330,000
GRANTOR: RIEGEL BRIAN WAYNE						
GRANTEE: SWIFT JEFFREY P						
1300/0794	8/07/2015	WD	Q	I	01	102,000
GRANTOR: WILLIAM ALLEN MEINSEN						
GRANTEE: BRIAN W & MARCELLA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S27 E60 N27\$.						

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	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0166	CONC,PAVMT	0	0	35	14	490.00	UT	3.00	3.00	100	2008	2008	3	100	1,470	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,456	

TOTAL OB/XF													21,126				
269 SW BACKWOODS GLN, FORT WHITE																	

LAND DESCRIPTION																								
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	8.18	AC		1.00	1.00	1.00	12,000.00	12,000.00	98,160							

REVIEW DATE 08/28/2023 BY jerry Total Acres: 8.18 Total Land Value: 98,160 Market: 0 Agricultural: 0 Common: 98,160 PRINTED 06/22/2026 BY SYS																								
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