(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

2027

05-7S-16-04138-110

BUILDING CHARACTERISTICS

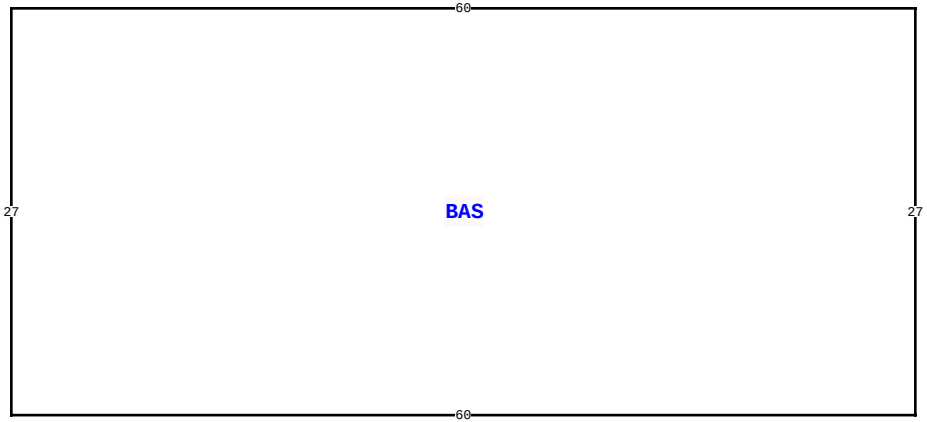
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	1,620	100		1,620	139,933
TOTALS	1,620			1,620	139,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,620	113.9000	109.34	177,131	2007	2015	0	0	0	21.00	79.00

3 MANUF 2 0% - 2026 Heated Area: 1620 HX Base Yr



269 SW BACKWOODS 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	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	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	750.00	750.00	100	2026	2025		100	750	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	139,933
TOTAL MARKET OB/XF VALUE	22,376
TOTAL LAND VALUE - MARKET	98,160
TOTAL MARKET VALUE	260,469
SOH/AGL Deduction	22,940
ASSESSED VALUE	237,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,529
TOTAL JUST VALUE	260,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,935

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$.

LAND DESCRIPTION

TOTAL OB/XF 22,376

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

REVIEW DATE 07/15/2026 BY TP Total Acres: 8.18 Total Land Value: 98,160 Market: 0 Agricultural: 0 Common: 98,160 PRINTED 11/17/2026 BY SYS