(AKA LOT 12 BRIAR PATCH ESTATES
COMM NE COR OF SW1/4, RUN S 1950
CONT S 635.44 FT, W 689.16 FT. N

DAWSON EDGAR J/DAWSON CATHY DENISE
176 SW BACKWOODS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

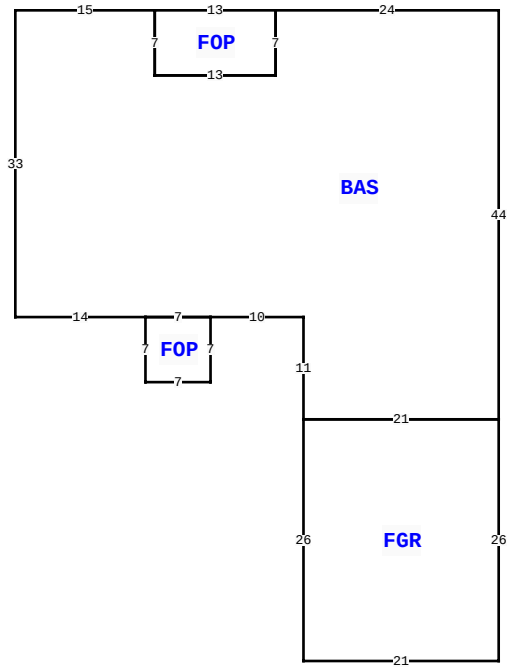
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	1,856	100		1,856	172,700
FGR	546	55		300	27,915
FOP	49	30		15	1,396
FOP	91	30		27	2,513
TOTALS	2,542			2,198	204,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,198	96.0300	109.47	240,615	2021	2021	0	0	10	5.00	85.00

1 SINGLE FAM 100% - 2022 Heated Area: 1856 HX Base Yr 2022



176 SW BACKWOODS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,523
TOTAL MARKET OB/XF VALUE		6,390
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		321,133
SOH/AGL Deduction		66,942
ASSESSED VALUE		254,191
TOTAL EXEMPTION VALUE	DX HX HB	56,411
BASE TAXABLE VALUE		197,780
TOTAL JUST VALUE		321,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042925	Electrical Servic	0	10/08/2021
40610	SFR	0	09/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2322	1/31/2023	LE	U	I	14	100
GRANTOR: DAWSON EDGAR J						
GRANTEE: DAWSON ERIK G						
1412/1427	5/29/2020	WD	Q	V	01	44,000
GRANTOR: WAYNE G SNODGRASS III						
GRANTEE: EDGAR J & CATHY D E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-20,-20] S33 E14 E7 E10 S11 E21 N44 W24 S7 W13 N7 W15 $
FOP=[ORIG=-5,-20] S7 E13 N7 W13 $
FOP=[ORIG=-6,13] S7 E7 N7 W7 $
FGR=[ORIG=11,24] S26 E21 N26 W21 $
.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
2	0166	CONC,PAVMT	0	100	0	0	630.00	UT	3.00	3.00	100	2022	2021		100	1,890	

LAND DESCRIPTION

TOTAL OB/XF 6,390

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	0100	C	SFR	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 12/06/2021 BY JB Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/08/2026 BY SYS