

(AKA PRC 13 BRIAR PATCH ESTATES
 COMM SW COR, RUN N 1254.69 FT, E
 POB, CONT E 692.65 FT, S 635.45

LEAVIT CHRISTOPHER ELLIS
 349 VILLA SORRENTO CIR
 HAINES CITY, FL 33844

2026

05-7S-16-04138-113



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 11,200 TOTAL LAND VALUE - MARKET 110,220 TOTAL MARKET VALUE 121,420 SOH/AGL Deduction 36,805 ASSESSED VALUE 84,615 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 84,615 TOTAL JUST VALUE 121,420 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 106,390																
																				PERMIT NUM DESCRIPTION AMT ISSUED 39148 STORAGE 0 01/13/2020																
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1380/1259 3/12/2019 WD Q I 01 68,000 GRANTOR: RHONDA SCHOFIELD GRANTEE: CHRISTOPHER ELLIS L 1297/0961 6/26/2015 WD Q V 01 40,000 GRANTOR: MILLARD JASON BLACHAR GRANTEE: KEN & RHONDA SCHOFI																
TOTALS										355 SW BACKWOODS GLN, FORT WHITE										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU																
EXTRA FEATURES										L	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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800										
										2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	3,400										
										3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000										
										TOTAL OB/XF 11,200																										
LAND DESCRIPTION										L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
										1	0700	C	MISC RES	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 05/22/2020 BY JB										Total Acres: 10.02 Total Land Value: 110,220										Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/08/2026 BY SYS																