(AKA PRCL 14 BRIAR PATCH ESTATES
COMM SW COR, RUN E 590.29 FT FOR
692.63 FT, N 627 FT, W 692.64 FT

CLARK LINDA
354 SW BACKWOODS GLEN
FORT WHITE, FL 32038

2027

05-7S-16-04138-114

BUILDING CHARACTERISTICS

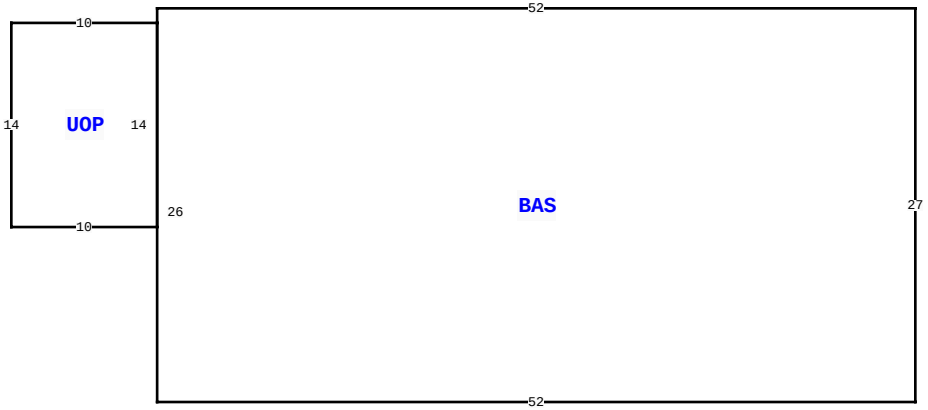
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,404	100		1,404	73,614
UOP	140	25		35	1,835
TOTALS	1,544			1,439	75,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,439	102.5100	95.33	137,180	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 100% - 2020 Heated Area: 1404 HX Base Yr 2020



354 SW BACKWOODS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0030	BARN,MT	0	100	25	25	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	
4	0040	BARN,POLE	0	100	24	24	1.00	UT	2,880.00	2,880.00	100	2026	2025		100	2,880	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		75,449
TOTAL MARKET OB/XF VALUE		19,930
TOTAL LAND VALUE - MARKET		110,220
TOTAL MARKET VALUE		205,599
SOH/AGL Deduction		142,135
ASSESSED VALUE		63,464
TOTAL EXEMPTION VALUE	HX HB	38,464
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		205,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047230	Roof Replacement	7,750	05/15/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/0793	6/21/2019	WD	U	I	12	70,000
GRANTOR: MTGLQ INVESTORS, LP						
GRANTEE: LINDA CLARK						
1384/1277	5/08/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MTGLQ INVESTORS, LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S1 UOP= W10 S14 E10 N14$ S26 E52 N27$.

LAND DESCRIPTION

TOTAL OB/XF 19,930

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	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 07/08/2026 BY AJ Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS