

(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

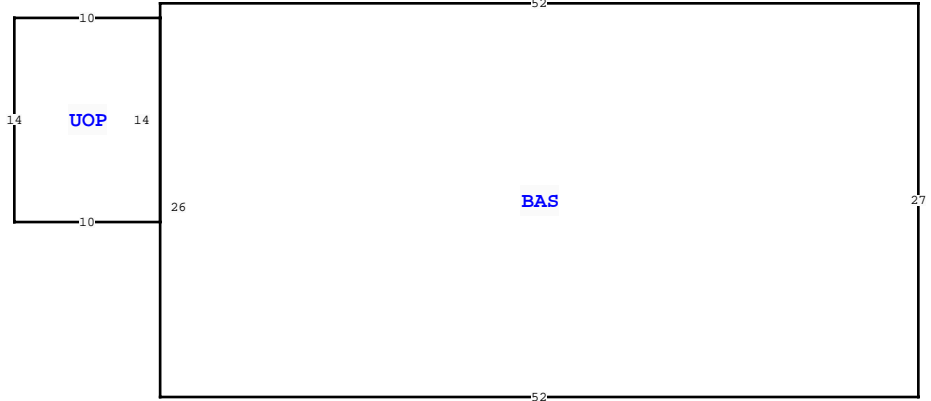
CLARK LINDA  
 354 SW BACKWOODS GLEN  
 FORT WHITE, FL 32038

2026

05-7S-16-04138-114

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architactual	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
BAS	1,404	100	
UOP	140	25	
TOTALS	1,544		1,439 76,264

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2020								
				Heated Area:	1404			HX Base Yr	2020			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,264
TOTAL MARKET OB/XF VALUE			7,650
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			194,134
SOH/AGL Deduction			145,239
ASSESSED VALUE			48,895
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			23,895
TOTAL JUST VALUE			194,134
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,104

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	

TOTAL OB/XF												
7,650												
354 SW BACKWOODS GLN, FORT WHITE												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026 MLU												

BUILDING NOTES												

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

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
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.02	AC		1.00