

(AKA W1/2 OF LOT 1 BRIAR PATCH S
COMM NE COR OF SW1/4, RUN W 331.
POB, CONT W 331.94 FT, S 657.48

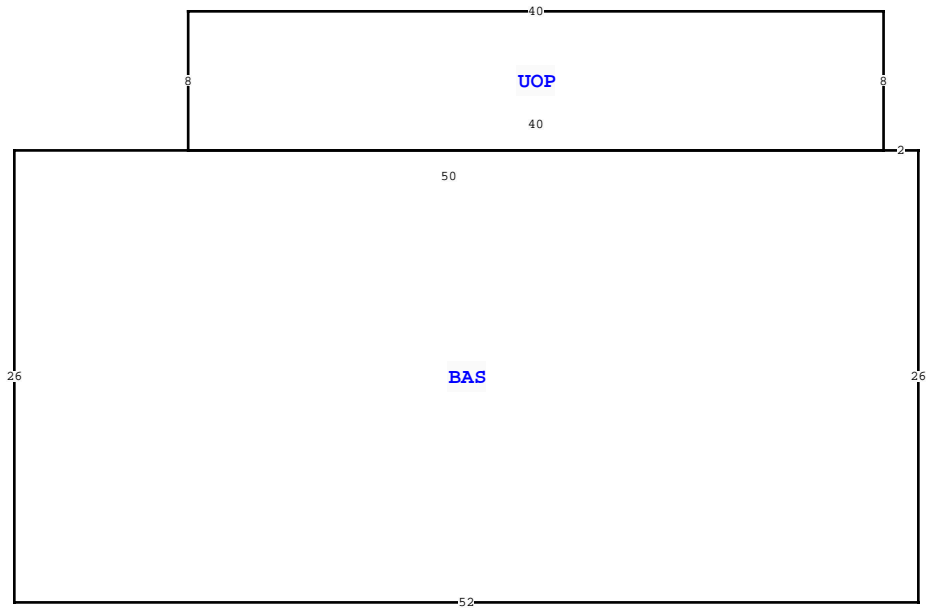
GUESSFORD BRIAN E
203 SW UNCLE REMUS GLN
FORT WHITE, FL 32038

2026

05-7S-16-04138-201

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		2	100
Stories	1.	1.	100
Architctual	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
BAS	1,352	100	
UOP	320	25	
TOTALS	1,672		1,432 85,809

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,432	115.9000	108.95	156,016	2003	2003	0	0	45.00	55.00
1 MANUF 1 100% - 2004 Heated Area: 1352 HX Base Yr 2004											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,809
TOTAL MARKET OB/XF VALUE			11,100
TOTAL LAND VALUE - MARKET			46,894
TOTAL MARKET VALUE			143,803
SOH/AGL Deduction			70,755
ASSESSED VALUE			73,048
TOTAL EXEMPTION VALUE	HX HB		48,048
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			143,803
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			132,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050996	Roof Replacement	9,000	10/08/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0963/1505	9/25/2002	WD Q	Q	V		24,500

GRANTOR: COOK REAL ESTATE INVE
GRANTEE: BRIAN GUESSFORD

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 UOP= N8 W40 S8 E40\$ W50 S26 E52 N26\$.	

EXTRA FEATURES																
L N	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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	400	
2	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	100	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	100	
6	0120	CLFENCE 4	0	100	0	0	160.00	UT	7.50	100	2008	2008	3	100	1,200	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2008	2008	3	100	1,200	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2008	2008	3	100	900	
TOTAL OB/XF 11,100																

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	% 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	5.01	AC		1.00	1.00	0.72	13,000.00	9,360.00	46,894							