(AKA W1/2 LOT 9 BRIAR PATCH ESTA UNREC).
COMM NE COR OF SW1/4, RUN S 1314

BARRY WALTER DAVID
23515 NW 94TH AVE
ALACHUA, FL 32615

2027

05-7S-16-04138-209

BUILDING CHARACTERISTICS

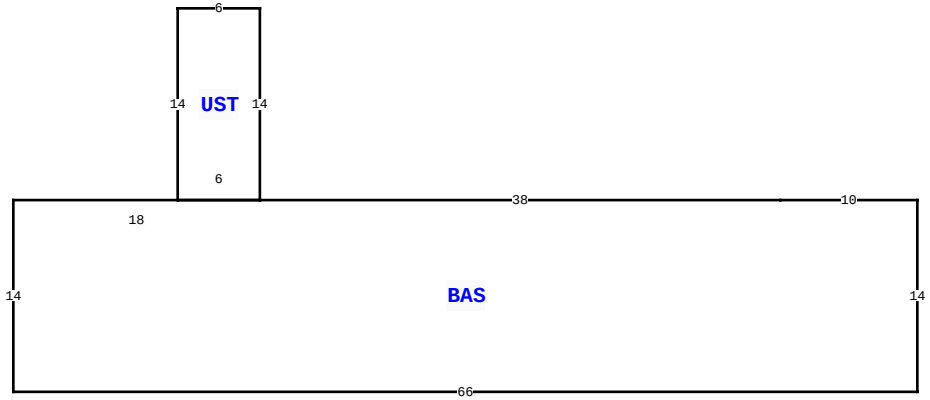
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
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	924	100		924	20,263
UST	84	45		38	833
TOTALS	1,008			962	21,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0201	02	962	94.3200	87.72	84,387	1996	1996	0	0	30	45.00	25.00

1 MANUF 1 0% - 2021 Heated Area: 924 HX Base Yr



179 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	0296	SHED METAL	0	0	10	20	200.00	UT	12.00	12.00	100	2008	2008	3	100	2,400	
2	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	100	2008	2008	3	100	2,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	948.00	UT	3.00	3.00	100	2008	2008	3	100	2,844	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	21,097
TOTAL MARKET OB/XF VALUE	14,244
TOTAL LAND VALUE - MARKET	58,734
TOTAL MARKET VALUE	94,075
SOH/AGL Deduction	8,735
ASSESSED VALUE	85,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,340
TOTAL JUST VALUE	94,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,301

SALE:6:1: 1996 SWMH OAKWOOD MH ID# OW49245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/0366	6/18/2020	WD	Q	I	01	51,000
GRANTOR: ICHOICE MEDIA GROUP L						
GRANTEE: WALTER DAVID BARRY						
1413/2007	6/18/2020	WD	Q	I	01	49,900
GRANTOR: ICHOICE MEDIA GROUP L						
GRANTEE: WALTER DAVID BARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 W38 UST= N14 W6 S14 E6$ W18 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 14,244

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	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	0.90	13,000.00	11,700.00	58,734							

REVIEW DATE 07/08/2026 BY AJ Total Acres: 5.02 Total Land Value: 58,734 Market: 0 Agricultural: 0 Common: 58,734 PRINTED 11/17/2026 BY SYS