E1/2 OF SW1/4 OF NE1/4.

444-350, DC 847-2237, 852-102, C

FLATT JANICE L/FLATT DAVID R
2221 FORT MELTON CT
ST AUGUSTINE, FL 32092

2027

07-6S-16-03789-002

BUILDING CHARACTERISTICS

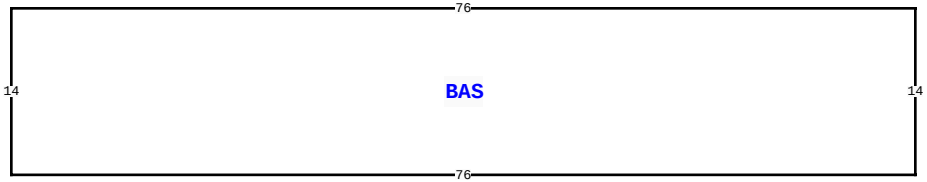
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,622
TOTALS	1,064			1,064	29,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	116.0000	69.60	74,054	1993	1993	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1064 HX Base Yr



317 SW BRECKENRIDGE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	29,622
TOTAL MARKET OB/XF VALUE	11,000
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	200,622
SOH/AGL Deduction	36,193
ASSESSED VALUE	164,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,429
TOTAL JUST VALUE	200,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	200,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39290	M H	0	02/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2328	10/28/2026	AG	U	I	11	0
GRANTOR: BIAS RICHARD ELLET						
GRANTEE: FLATT JANICE L						
1403/1977	3/14/2014	AG	U	I	21	62,500
GRANTOR: VELMA & DARWIN PERRY						
GRANTEE: RICHARD ELLET BIAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 11,000

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	20.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	160,000							

REVIEW DATE 05/07/2026 BY AJ Total Acres: 20.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS