LOT 1 SPRING FOREST S/D.

ORB 780-380, WD 1051-2758,

PURE SENSE INVESTMENTS, LLC
7667 SW US HWY 27
FORT WHITE, FL 32038

2027

07-6S-16-03789-101

BUILDING CHARACTERISTICS

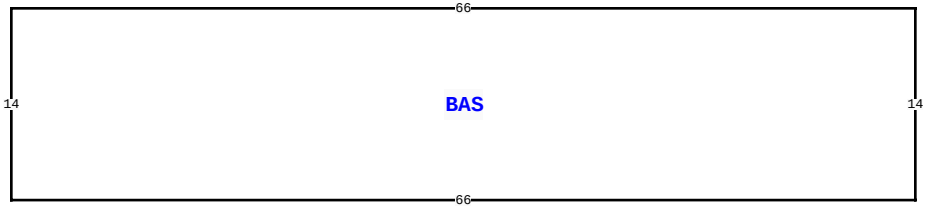
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7616.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,734
TOTALS	924			924	22,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	102.5100	61.51	56,835	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



427 SW BRECKENRIDGE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	22,734
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	79,834
SOH/AGL Deduction	15,011
ASSESSED VALUE	64,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	64,823
TOTAL JUST VALUE	79,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10746	M H	125	02/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/2733	7/15/2013	QC	U	I	11	100
GRANTOR: WILLIAM D BIAS						
GRANTEE: PURE SENSE INVESTME						
1051/2758	5/01/2005	WD	Q	V		17,500
GRANTOR: LENVIL H DICKS						
GRANTEE: WILLIAM D BIAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/06/2026 BY JB Total Acres: 4.29 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/16/2026 BY SYS