AKA LOT 3 PLEASANT HILL FARMS
UNREC: COMM NW COR OF S1/2 OF
NE1/4, RUN E 1514.61 FT FOR

BROWN DAVID E
P O BOX 2642
HIGH SPRINGS, FL 32655-2642

2026

09-7S-16-04161-103

BUILDING CHARACTERISTICS

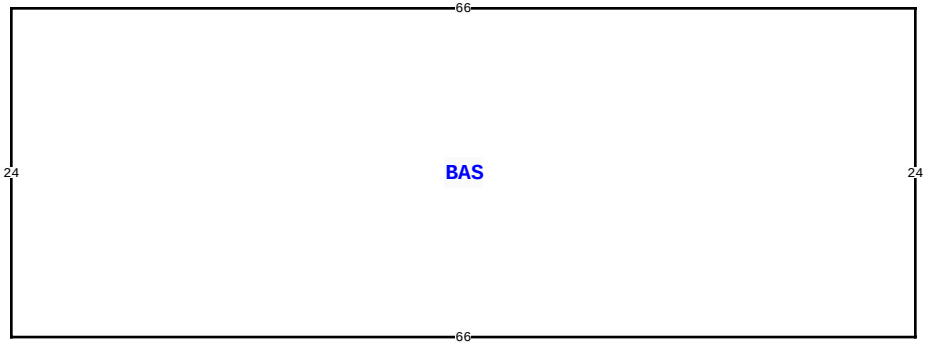
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	9716.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	93,279
TOTALS	1,584			1,584	93,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,584	113.9000	107.07	169,599	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1584 HX Base Yr 2005



423 SW PLEASANT HILL GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	100	8	10	80.00	UT	12.00	12.00	100	2006	2006	3	100	960	
2	9945	Well/Sept	0	100	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		93,279
TOTAL MARKET OB/XF VALUE		7,960
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		211,239
SOH/AGL Deduction		111,502
ASSESSED VALUE		99,737
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		48,326
TOTAL JUST VALUE		211,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21188	M H	147	10/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0992/1524	8/18/2003	WD	Q	V		29,900

GRANTOR: A & B CONSTRUCTION &

GRANTEE: DAVID E BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S24 E66 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,960

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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 06/29/2015 BY DF Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 06/10/2026 BY SYS