COMM SE COR OF SW1/4 OF SE1/4, R
TO S LINE OF N1/2 OF SW1/4 OF SE
FOR POB, CONT W 327.39 FT, N 666

BRADBURY KEVIN W/BRADBURY KERRY APRIL
238 SW PHOENIX GLN
FORT WHITE, FL 32038-2982

2027

10-7S-16-04171-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

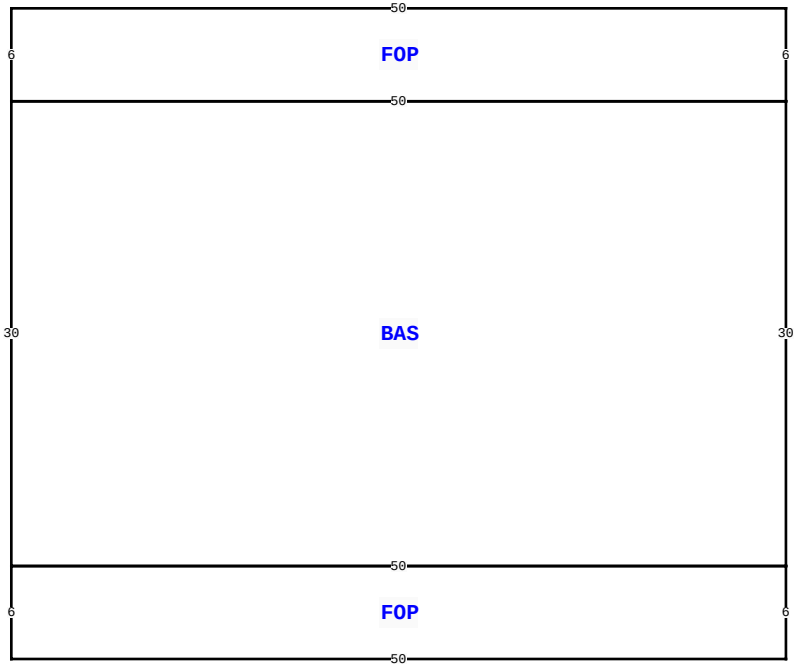
NEIGHBORHOOD/LOC 10716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	167,186
FOP	300	30		90	10,031
FOP	300	30		90	10,031
TOTALS	2,100			1,680	187,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	115.8000	127.38	213,998	2015	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2002 Heated Area: 1500 HX Base Yr 2002



238 SW PHOENIX GLN, FORT WHITE

BLD DATE | LGL DATE
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	0294	SHED WOOD/	0	100	24	28	672.00	UT	5.50	5.50	60	2004	2004	3	60	2,218	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2020	2020	3	100	800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
7	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2020		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,248
TOTAL MARKET OB/XF VALUE		11,218
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		243,466
SOH/AGL Deduction		81,484
ASSESSED VALUE		161,982
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,571
TOTAL JUST VALUE		243,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,053

SALE:1:1: FROM ONE CO-OWNER TO OTHER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046594	Modular Building		02/27/2023
25865	M H	275	05/31/2007
22412	M H	250	10/21/2004
18552	M H	150	07/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0550	1/05/2016	QC	U	I	11	100
GRANTOR: KEVIN BRADBURY						
GRANTEE: KEVIN BRADBURY & KE						
1183/2295	11/06/2009	QC	U	I	11	100
GRANTOR: KEVIN BRADBURY						
GRANTEE: KEVIN BRADBURY & KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N6 W50 S6 E50$ W50 S30 FOP= S6 E50 N6 W50$ E 50$.

LAND DESCRIPTION

TOTAL OB/XF 11,218

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	0100	C	SFR	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 07/01/2026 BY NH Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/18/2026 BY SYS