

COMM SE COR OF SW1/4 OF SE1/4, R
W 1342.35 FT FOR POB, CONT W 326
668.32 FT, E 326.36 FT, N 667.26

HAMRIC BRADY/HAMRIC JESSICA
380 SW PHOENIX GLN
FORT WHITE, FL 32038

2026

10-7S-16-04171-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	10716.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	2024
TOTALS	2,052		2024

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2023	02	2,052	113.0000	113.00	231,876	2023	2023	0	0	3.00	97.00		
1 MANUF		3	100% - 2025	Heated Area: 2052				HX Base Yr 2025					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2024 </div>													
380 SW PHOENIX GLN, FORT WHITE													
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		224,920	
TOTAL MARKET OB/XF VALUE		8,344	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		298,264	
SOH/AGL Deduction		89,056	
ASSESSED VALUE		209,208	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		157,797	
TOTAL JUST VALUE		298,264	
NCON VALUE		1,344	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,895	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047539	Mobile Home		06/23/2023
27987	TR/TRAILER	189	08/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/2418	10/21/2022	WD	Q	I	01	120,000
GRANTOR: EVANS REGINALD E						
GRANTEE: HAMRIC BRADY						
1335/2158	4/28/2017	WD	Q	I	01	59,500
GRANTOR: JOHN C RUSSELL						
GRANTEE: REGINALD E EVANS &						

EXTRA FEATURES																
L N	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
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
6	0261	PRCH, UOP	0	100	12	16		1.00	UT 1,344.00	1,344.00	100	2026	2025	100	1,344	

TOTAL OB/XF														8,344
380 SW PHOENIX GLN, FORT WHITE														

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=12,7] E76 S27 W76 N27 \$													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							