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

2027

10-7S-16-04171-002

BUILDING CHARACTERISTICS

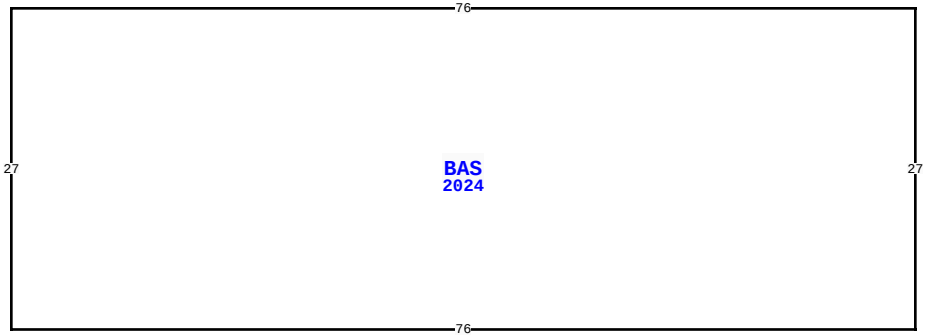
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2024	2,052	222,670
TOTALS	2,052			2,052	222,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,052	113.0000	111.87	229,557	2023	2023	0	0	0	3.00	97.00

1 MANUF 3 100% - 2025 Heated Area: 2052 HX Base Yr 2025



380 SW PHOENIX 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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0261	PRCH, UOP	0	100	12	16	1.00	UT	1,344.00	1,344.00	100	2026	2025		100	1,344	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,670
TOTAL MARKET OB/XF VALUE		8,344
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		296,014
SOH/AGL Deduction		80,530
ASSESSED VALUE		215,484
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,073
TOTAL JUST VALUE		296,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,264

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 8,344

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/01/2026 BY NH Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS