LOT 4 BLOCK C TIMUQUA S/D.

633-717, 892-073, 925-2648, WD

**BORST HENRIETTE**
257 SW BRADENTON WAY
FORT WHITE, FL 32038

**2027**

**12-7S-16-04184-134**

## BUILDING CHARACTERISTICS

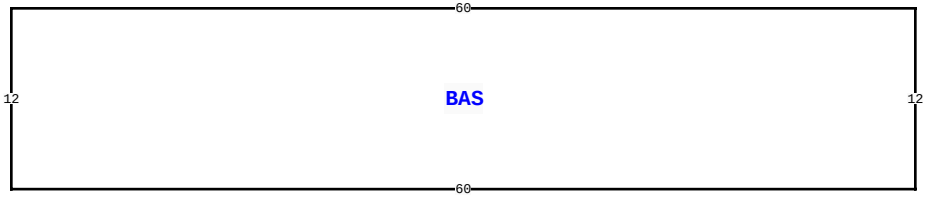
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 12716.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 720 | 100 | | 720 | 11,745 |
| TOTALS | 720 | | | 720 | 11,745 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 720 | 67.9590 | 40.78 | 29,362 | 1971 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2006 Heated Area: 720 HX Base Yr 2006




255 SW BRADENTON WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 100 | |
| 2 | 0327 | STABLES-SM | 0 | 100 | 14 | 84 | 1,176.00 | UT | 8.00 | 8.00 | 100 | 2015 | 2015 | 3 | 100 | 9,408 | |
| 3 | 0327 | STABLES-SM | 0 | 100 | 14 | 84 | 1,176.00 | UT | 8.00 | 8.00 | 100 | 2015 | 2015 | 3 | 100 | 9,408 | |
| 4 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2022 | 2021 | | 100 | 3,500 | |
| 5 | 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 | | 11,745 |
| TOTAL MARKET OB/XF VALUE | | 29,416 |
| TOTAL LAND VALUE - MARKET | | 53,130 |
| TOTAL MARKET VALUE | | 55,411 |
| SOH/AGL Deduction | | 9,955 |
| ASSESSED VALUE | | 45,456 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 20,456 |
| TOTAL JUST VALUE | | 94,291 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 94,291 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 41396 | NEW POWER SERVICE | | 02/24/2021 |
| 10015 | M H | 125 | 07/28/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1335/1711 | 4/20/2017 | QC | U | I | 11 | 100 |
| GRANTOR: EDWIN EPPENAURE | | | | | | |
| GRANTEE: HENRIETTE BORST | | | | | | |
| 1058/1129 | 9/01/2005 | WD | Q | I | | 74,900 |
| GRANTOR: HOLLNAGEL & TANNENBAU | | | | | | |
| GRANTEE: EDWIN H & HENRIETTE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

## LAND DESCRIPTION

TOTAL OB/XF 29,416

| 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 | | 00 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 13,130 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | 00 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,120 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 40,000 | | | | | | | |

REVIEW DATE 06/12/2026 BY NH Total Acres: 5.01 Total Land Value: 14,250 Market: 40,000 Agricultural: 1,120 Common: 13,130 PRINTED 11/17/2026 BY SYS