LOT 16 GOLDEN FARMETTES S/D.

PB 1556-2411

KEYS WINCHESTER H/KEYS GAIL J
1609 STORINGTON AVE
BRANDON, FL 33511

2027

12-7S-16-04190-016

BUILDING CHARACTERISTICS

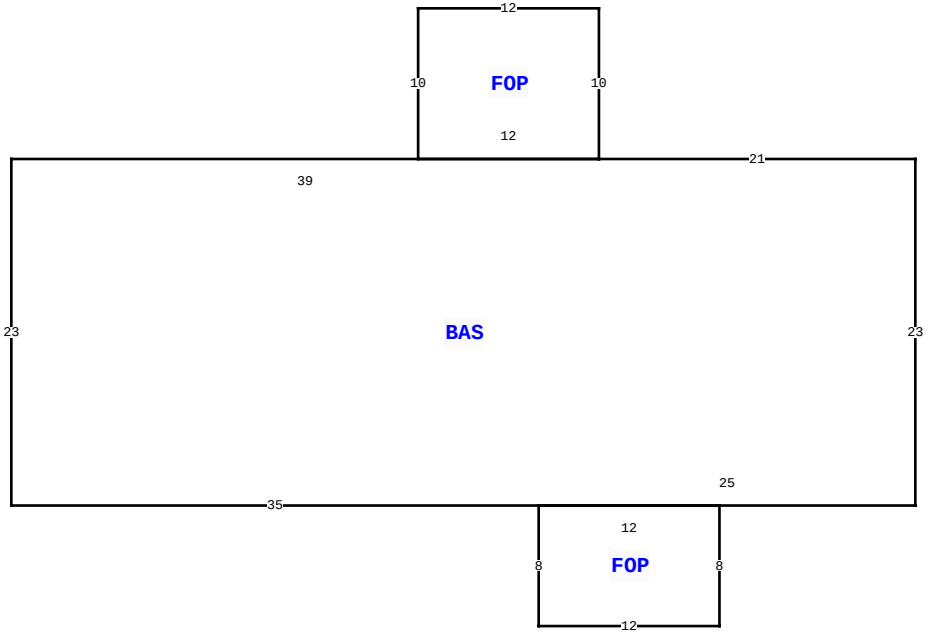
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	38,386
FOP	96	35		34	946
FOP	120	35		42	1,168
TOTALS	1,596			1,456	40,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	115.9000	69.54	101,250	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1380 HX Base Yr



304 SW COLGATE LOOP, 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	0294	SHED WOOD/	0	0	10	16	1.00	UT	0.00	0.00	50	1993	1993	3	50	600	
2	0294	SHED WOOD/	0	0	18	12	96.00	UT	7.50	7.50	50	1993	1993	3	50	360	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100		1993	3	100	3,000	
6	0166	CONC,PAVMT	0	0	12	20	240.00	UT	2.00	2.00	100	1993	1993	3	100	480	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	40,500
TOTAL MARKET OB/XF VALUE	12,840
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	85,340
SOH/AGL Deduction	0
ASSESSED VALUE	85,340
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,340
TOTAL JUST VALUE	85,340
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0579/0130	11/01/1985	WD	Q	V	01	11,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N10 W12 S10 E12$ W39 S23 E35 FOP= S8 E12 N8 W12$ E25 N23$.

LAND DESCRIPTION

TOTAL OB/XF 12,840

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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 06/22/2026 BY NH Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS