AKA LOT 41 TUSTENUGEE
PLANTATION UNIT II UNREC:
COMM NE COR, RUN W 1318.54

BRANNON MICHAEL J/BRANNON CYNTHIA C
214 SW WALLFLOWER GLN
FORT WHITE, FL 32038

2027

13-6S-16-09696-141

BUILDING CHARACTERISTICS

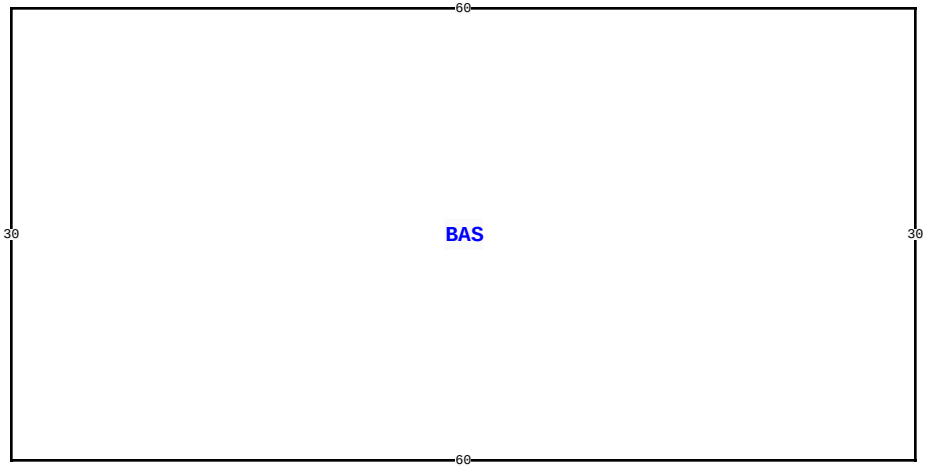
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	156,072
TOTALS	1,800			1,800	156,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	113.7000	105.74	190,332	2016	2016	0	0	0	18.00	82.00

2 MANUF 1 100% - 2009 Heated Area: 1800 HX Base Yr 2009



214 SW WALLFLOWER 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	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	12.00	12.00	100	2006	2006	3	100	19,200	
2	0166	CONC,PAVMT	0	100	10	40	400.00	UT	3.00	3.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	900	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,200	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		156,072
TOTAL MARKET OB/XF VALUE		31,150
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		297,222
SOH/AGL Deduction		141,094
ASSESSED VALUE		156,128
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,717
TOTAL JUST VALUE		297,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33794	M H	0	02/26/2016
05212008	M H	520	06/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0969/0054	12/01/2002	WD	Q	V		30,000

GRANTOR: COLUMBIA PLANTATION C

GRANTEE: MICHAEL & CYNTHIA B

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

LAND DESCRIPTION

TOTAL OB/XF 31,150

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 05/18/2016 BY TW Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/16/2026 BY SYS