BEG NE COR, RUN S 1321.90 FT TO FT EASEMENT, W 364.75 FT, N 1323 N SEC LINE, E 429.95 FT TO POB (

HANKS BRIAN THOMAS/HANKS CHRISTINA MAE
423 SW PATHFINDER GLN
FT WHITE, FL 32038

2027

14-6S-16-03818-211

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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

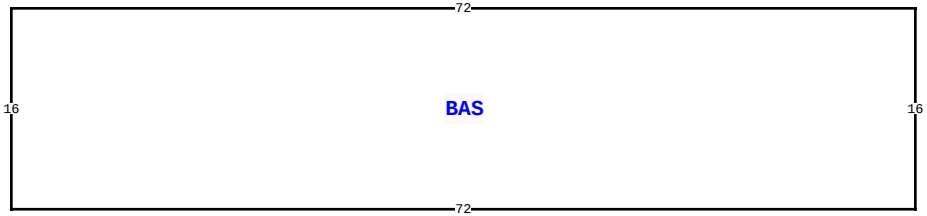
NEIGHBORHOOD/LOC 1416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	60,319
TOTALS	1,152			1,152	60,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,152	119.0000	95.20	109,670	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2026 Heated Area: 1152 HX Base Yr 2026



423 SW PATHFINDER GLN, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,318
TOTAL MARKET OB/XF VALUE		12,920
TOTAL LAND VALUE - MARKET		108,540
TOTAL MARKET VALUE		181,778
SOH/AGL Deduction		0
ASSESSED VALUE		181,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		130,367
TOTAL JUST VALUE		181,778
NCON VALUE		4,720
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,813

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056045	New Residential C	341,000	07/15/2026
000054822	New Residential C	350,000	01/14/2026
26322	M H	275	10/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/2672	5/19/2023	WD	Q	I	01	190,000
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: HANKS BRIAN THOMAS						
1453/520	11/23/2021	CT	U	I	18	5,100
GRANTOR: BENNETT JONATHAN WOOD						
GRANTEE: DEAS BULLARD PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S16 E72 N16$.

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	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	24	1.00	UT	4,320.00	4,320.00	100	2027	2026		100	4,320	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	

LAND DESCRIPTION

TOTAL OB/XF 12,920

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	12.06	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,540							

REVIEW DATE 09/29/2023 BY TP Total Acres: 12.06 Total Land Value: 108,540 Market: 0 Agricultural: 0 Common: 108,540 PRINTED 11/16/2026 BY SYS