COMM INTER OF N LINE OF NE1/4 OF
SR-47 FOR POB, SW ALONG C/L 150
NE 150 FT, W 435 FT TO POB.

BRUENGER JOSEPH W/BRUENGER AMANDA L
21765 SW SR 47
FORT WHITE, FL 32038

2027

17-7S-16-04232-017

BUILDING CHARACTERISTICS

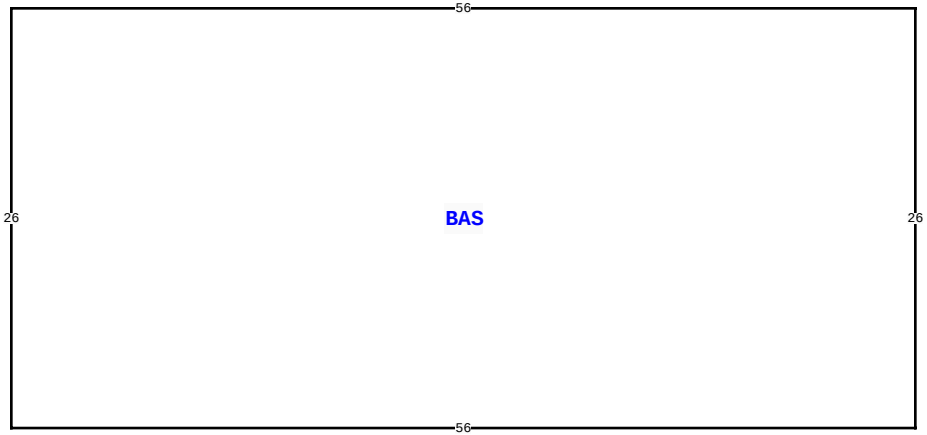
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	17716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	152,821
TOTALS	1,456			1,456	152,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,456	114.0000	112.86	164,324	2021	2021	0	0	0	7.00	93.00

1 MANUF 3 100% - 2021 Heated Area: 1456 HX Base Yr 2021



21765 SW STATE ROAD 47 , 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	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		152,821
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		183,821
SOH/AGL Deduction		59,262
ASSESSED VALUE		124,559
TOTAL EXEMPTION VALUE	HX HB DD	61,411
BASE TAXABLE VALUE		63,148
TOTAL JUST VALUE		183,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40009	M H	0	06/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/1022	6/05/2020	WD	Q	V	03	16,500
GRANTOR: CARL HODSON III						
GRANTEE: JOSEPH W BRUENGER &						
1409/0329	12/05/2019	WD	Q	V	01	13,000
GRANTOR: HUGO HOLDINGS LLC						
GRANTEE: CARL HODSON III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

REVIEW DATE 07/31/2020 BY JB Total Acres: 1.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS