

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

2026

17-7S-16-04232-017



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,456	100	
TOTALS	1,456		1,456 162,083

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2021	Heated Area: 1456		HX Base Yr 2021				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						05/06/2026		MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			162,083
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			193,083
SOH/AGL Deduction			72,152
ASSESSED VALUE			120,931
TOTAL EXEMPTION VALUE	HX HB DD		61,411
BASE TAXABLE VALUE			59,520
TOTAL JUST VALUE			193,083
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,416

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						

EXTRA FEATURES																
L N	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S26 E56 N26\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							