LOT 53 SASSAFRAS ACRES S/D.

319-422, 632-291, 690-543, 766-9

**BROOKS AMANDA K/BROOKS JEREMIAH**
520 SW ATLAS DR
FORT WHITE, FL 32038

**2027**

**19-7S-17-10024-053**

## BUILDING CHARACTERISTICS

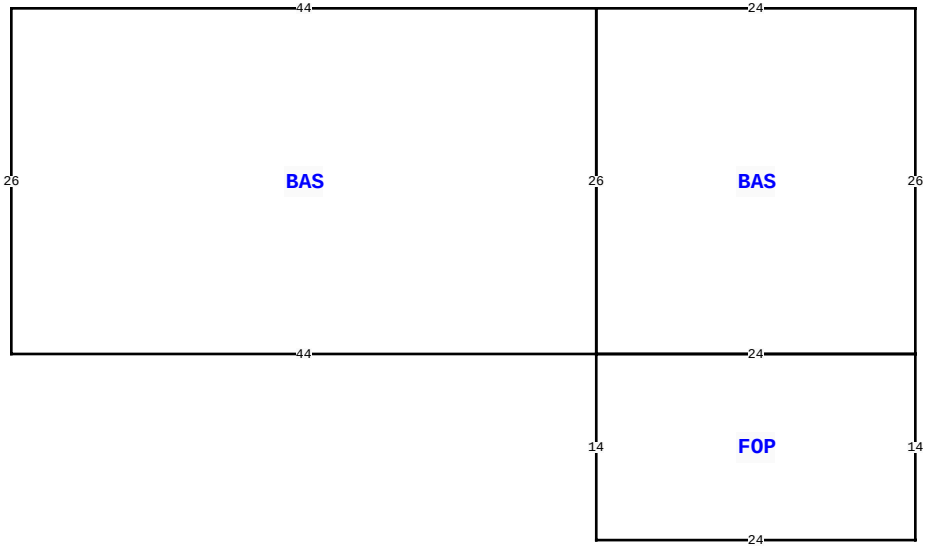
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 80 |
| Roof Cover | 12 | MODULAR MT 20 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 19717.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 624 | 100 | | 624 | 41,990 |
| BAS | 1,144 | 100 | | 1,144 | 76,982 |
| FOP | 336 | 35 | | 118 | 7,940 |
| TOTALS | 2,104 | | | 1,886 | 126,914 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,886 | 131.5600 | 122.35 | 230,752 | 2005 | 2005 | 0 | 0 | 0 | 45.00 | 55.00 |

2 MANUF 1 100% - 2019 Heated Area: 1768 HX Base Yr 2019




520 SW ATLAS DR, 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 | 0200 | GARAGE F | 0 | 100 | 18 | 20 | 360.00 | UT | 22.00 | 22.00 | 100 | 2008 | 2008 | 3 | 100 | 7,920 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,000 | |
| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,800 | |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 126,914 |
| TOTAL MARKET OB/XF VALUE | | 19,220 |
| TOTAL LAND VALUE - MARKET | | 27,360 |
| TOTAL MARKET VALUE | | 173,494 |
| SOH/AGL Deduction | | 58,161 |
| ASSESSED VALUE | | 115,333 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 63,922 |
| TOTAL JUST VALUE | | 173,494 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 174,863 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048088 | Electrical Servic | 0 | 09/12/2023 |
| 000048022 | Electrical Servic | 0 | 09/05/2023 |
| 24184 | M H | 275 | 03/06/2006 |
| 7198 | M H | 60 | 05/25/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1474/1720 | 6/19/2019 | WD | U | I | 11 | 100 |
| GRANTOR: PAGAN AMANDA K | | | | | | |
| GRANTEE: BROOKS AMANDA K | | | | | | |
| 1477/979 | 5/18/2018 | WD | U | I | 11 | 0 |
| GRANTOR: HOWTON LORI ANN | | | | | | |
| GRANTEE: PAGAN AMANDA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S26 E44 FOP= S14 E24 N14 W24$ BAS= E24 N26 W24 S26$ N26$.

## LAND DESCRIPTION

TOTAL OB/XF 19,220

| 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 | | 00 | 0.00 | 0.00 | 1.71 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 27,360 | | | | | | | |

REVIEW DATE 12/02/2024 BY SYS Total Acres: 1.71 Total Land Value: 27,360 Market: 0 Agricultural: 0 Common: 27,360 PRINTED 11/17/2026 BY SYS