

LOT 53 SASSAFRAS ACRES S/D.  
319-422, 632-291, 690-543, 766-9

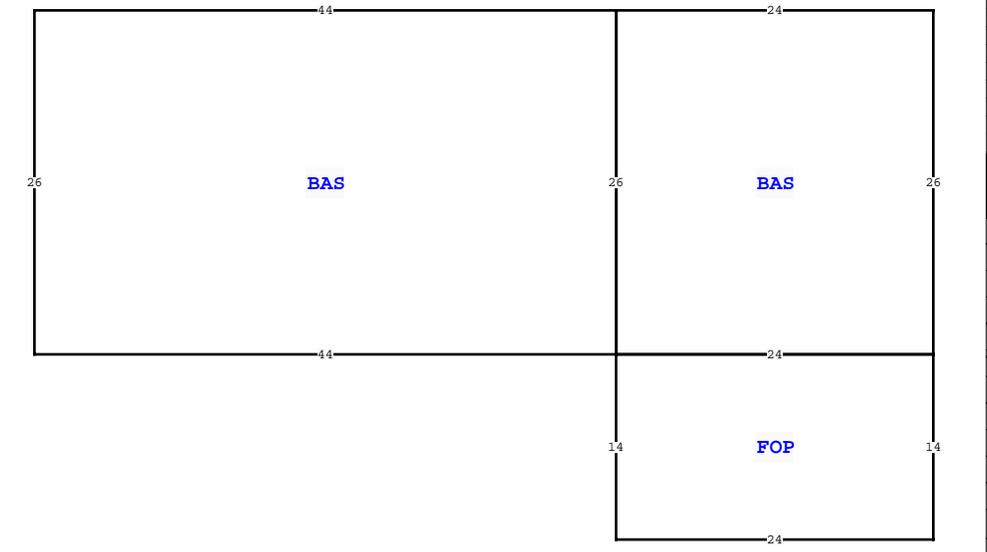
BROOKS AMANDA K/BROOKS JEREMIAH  
520 SW ATLAS DR  
FORT WHITE, FL 32038

**2026**

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

| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| 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                  |                   |
| NEIGHBORHOOD/LOC         | 19717.010 1.00/   |

| MARKET ADJUSTMENTS |       |           |             |                |                   |     |                 |      |      |      |        |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|-----------------|------|------|------|--------|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB             | ECON | FNCT | NORM | % COND |
| 2                  | MANUF | 1         | 100%        | - 2019         | Heated Area: 1768 |     | HX Base Yr 2019 |      |      |      |        |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 624              | 100         |      | 624          | 42,444               |
| BAS           | 1,144            | 100         |      | 1,144        | 77,813               |
| FOP           | 336              | 35          |      | 118          | 8,026                |
| <b>TOTALS</b> | <b>2,104</b>     |             |      | <b>1,886</b> | <b>128,283</b>       |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1  | 3 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 128,283      |   |
| TOTAL MARKET OB/XF VALUE  |  | 19,220       |   |
| TOTAL LAND VALUE - MARKET |  | 23,940       |   |
| TOTAL MARKET VALUE        |  | 171,443      |   |
| SOH/AGL Deduction         |  | 59,469       |   |
| ASSESSED VALUE            |  | 111,974      |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 51,411 |   |
| BASE TAXABLE VALUE        |  | 60,563       |   |
| TOTAL JUST VALUE          |  | 171,443      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 171,443      |   |

| 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  |           |           |     |     |        |            |

| EXTRA FEATURES |            | 520 SW ATLAS DR, FORT WHITE |         |     |    |       |        |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-----------------------------|---------|-----|----|-------|--------|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0200       | GARAGE F                    | 0       | 100 | 18 | 20    | 360.00 | UT    | 22.00          | 100       | 2008    | 2008        | 3 | 100    | 7,920           |       |
| 2              | 0070       | CARPORT UF                  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 2,000           |       |
| 3              | 9945       | Well/Sept                   | 0       | 100 | 0  | 0     | 1.00   | UT    | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0294       | SHED WOOD/                  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 1,800           |       |
| 5              | 0251       | LEAN TO W/                  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 400             |       |
| 6              | 0166       | CONC,PAVMT                  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 100             |       |

| BLD DATE |  | LGL DATE   |     |
|----------|--|------------|-----|
| XF DATE  |  | LAND DATE  |     |
| INC DATE |  | AG DATE    |     |
|          |  | 04/07/2025 | MLU |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W44 S26 E44 FOP= S14 E24 N14 W24\$ BAS= E24 N26 W24 S26\$ 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 |     | 00       | 0.00  | 0.00  | 1.71        | AC        |     | 1.00     | 1.00   | 1.00    | 14,000.00  | 14,000.00      | 23,940      |                             |      |         |      |     |    |        |  |  |