

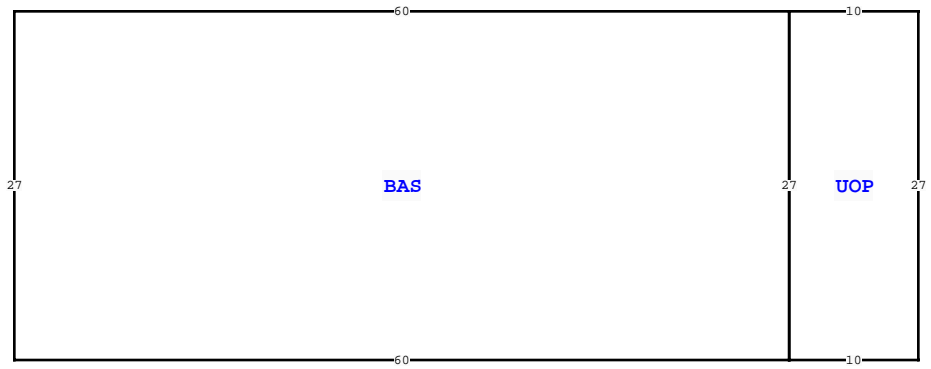
COMM NE COR OF SEC 24-7S-16E, RU
 LINE OF SEC 19-7S-17 A DIST OF 1
 1111.14 FT TO SW R/W OF THE ABAN

BRYANT MELISSA H
 103 SW BUCK CT
 FORT WHITE, FL 32038

2026

19-7S-17-10025-108


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
UOP	270	25	
TOTALS	1,890		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,688	117.9000	70.74	119,409	1992	1992	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr													
													
BLD DATE							LGL DATE	05/06/2026 MLU					
XF DATE							LAND DATE						
INC DATE							AG DATE						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3 Tax Dist:		
BUILDING MARKET VALUE				47,764		
TOTAL MARKET OB/XF VALUE				13,384		
TOTAL LAND VALUE - MARKET				110,110		
TOTAL MARKET VALUE				74,778		
SOH/AGL Deduction				13,650		
ASSESSED VALUE				61,128		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				61,128		
TOTAL JUST VALUE				171,258		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				156,243		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
8429	PUMP/UTPOL	30	05/31/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/312	10/17/2023	LE U		I	14	100
GRANTOR: BRYANT MELISSA H (ENH)						
GRANTEE: BRYANT GARRETT P (R						
1444/2157	8/10/2021	QC U		I	11	100
GRANTOR: WATSON DAVID F JR						
GRANTEE: BRYANT MELISSA H						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S27 E60 UOP= E10 N27 W10 S27\$ N27\$.						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0040	BARN, POLE	0	0	36	48	1,728.00	UT	3.00	3.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF														13,384		
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
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00

LAND DESCRIPTION																	OTHER ADJUSTMENTS AND NOTES						
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	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110						
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520						
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000						