

COMM SE COR OF NE1/4 OF NE1/4, R
S 2000.86 FT FOR POB, CONT S 838
469.80 FT, NW 879.07 FT, NE 464.

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

2026

19-7S-17-10026-017
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ELEMENT		CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19717.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,604	100	
UEP	250	70	
UOP	144	25	
TOTALS	1,998		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0	71.13	129,101	1991	1991	0	0	60.00	40.00
Heated Area: 1604 HX Base Yr											
228 SW BENJAMIN PL, FORT WHITE											
BLD DATE		LGL DATE		05/07/2026		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		109,371	
TOTAL MARKET OB/XF VALUE		23,850	
TOTAL LAND VALUE - MARKET		118,440	
TOTAL MARKET VALUE		251,661	
SOH/AGL Deduction		52,878	
ASSESSED VALUE		198,783	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		198,783	
TOTAL JUST VALUE		251,661	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		248,002	
XFOB:3:1: 1991 SHOREMANOR/SKYLINE MH			
PRMT:1:1: 28X50			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23184	M H	322	05/24/2005
7265	M H	60	06/11/1993

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)						
1444/2164	8/10/2021	WD U		I	11	100
GRANTOR: WATSON DAVID F JR						
GRANTEE: BRYANT MELISSA H						

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	0020	BARN,FR	0	0	24	28	1.00	UT	0.00	100	0	0	3	100	2,350	
2	0166	CONC,PAVMT	0	0	10	24	1.00	UT	0.00	100	0	0	3	100	300	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	800	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	
8	0294	SHED WOOD/	0	0	8	10	80.00	UT	5.00	100	2017	2017	3	100	400	
9	9947	Septic	0	0	0	0	1.00	UT	3,000.00	100			3	100	3,000	
10	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	100	2007	2007	3	100	2,400	

LAND DESCRIPTION												TOTAL OB/XF				23,850								
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	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							
3	9900	C	AC NON-AG	0		00	0.00	0.00	11.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	103,140							

BUILDING NOTES											
BUILDING DIMENSIONS BAS= W60 UEP= W10 S25 E10 N25\$ S27 E30 UOP= S8 E16 N9 W16 S1\$ N1 E16 S1 E14 N27\$.											

