

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  
19-7S-17-10026-017

| 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 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         | 0200 MOBILE HOME |             |              |              |                      |
| MAP NUM          |                  | MKT AREA    | 02           |              |                      |
| NEIGHBORHOOD/LOC | 19717.030 1.00/  |             |              |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR         | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,604            | 100         |              | 1,604        | 43,462               |
| UEP              | 250              | 70          |              | 175          | 4,742                |
| UOP              | 144              | 25          |              | 36           | 976                  |
| TOTALS           | 1,998            |             |              | 1,815        | 49,179               |

| 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         |                | 122,948        | 1991 | 1991 | 0    | 0    | 60.00 | 40.00  |
| Heated Area: 1604 HX Base Yr |            |           |             |                |                |      |      |      |      |       |        |

| COLUMBIA COUNTY PROPERTY             |             |     |            | PAGE 1 of 2 | 3 |
|--------------------------------------|-------------|-----|------------|-------------|---|
| VALUATION SUMMARY                    |             |     |            |             |   |
| VALUATION BY                         |             |     |            | STANDARD    |   |
| Tax Group: 3                         |             |     |            | Tax Dist:   |   |
| BUILDING MARKET VALUE                |             |     |            | 105,712     |   |
| TOTAL MARKET OB/XF VALUE             |             |     |            | 23,850      |   |
| TOTAL LAND VALUE - MARKET            |             |     |            | 118,440     |   |
| TOTAL MARKET VALUE                   |             |     |            | 248,002     |   |
| SOH/AGL Deduction                    |             |     |            | 49,219      |   |
| ASSESSED VALUE                       |             |     |            | 198,783     |   |
| TOTAL EXEMPTION VALUE                |             |     |            | 0           |   |
| BASE TAXABLE VALUE                   |             |     |            | 198,783     |   |
| TOTAL JUST VALUE                     |             |     |            | 248,002     |   |
| 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 |        |         |            | 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               | 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    |                             |      |         |      |     |    |        |
| TOTALS           |          |     |                      |     |     |          |       |       |             |           |     | 23,850      |        |         |            | 23,850         |            |                             |      |         |      |     |    |        |

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

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            | 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               | 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    |                             |      |         |      |     |    |        |
| TOTALS           |          |     |                      |     |     |          |       |       |             |           |     | 23,850      |        |         |            | 23,850         |            |                             |      |         |      |     |    |        |

