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

2027

19-7S-17-10026-017

BUILDING CHARACTERISTICS

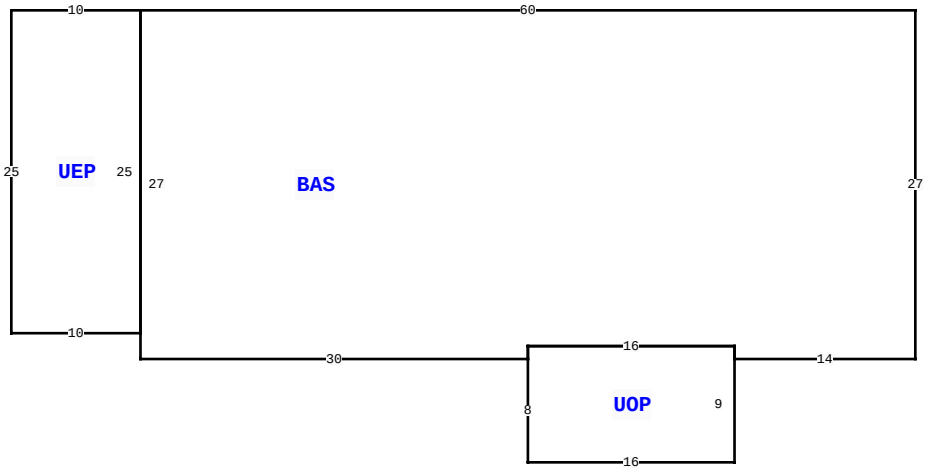
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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
0800	02	1,815	112.9000	67.74	122,948	1991	1991	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 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	105,110
TOTAL MARKET OB/XF VALUE	23,850
TOTAL LAND VALUE - MARKET	118,440
TOTAL MARKET VALUE	247,400
SOH/AGL Deduction	28,739
ASSESSED VALUE	218,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,661
TOTAL JUST VALUE	247,400
NCON VALUE	0
INCOME VALUE	
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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

LAND DESCRIPTION

TOTAL OB/XF 23,850

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	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							

REVIEW DATE 12/14/2017 BY BC Total Acres: 13.46 Total Land Value: 118,440 Market: 0 Agricultural: 0 Common: 118,440 PRINTED 11/17/2026 BY SYS

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.

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103 SW BUCK CT
FORT WHITE, FL 32038

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19-7S-17-10026-017

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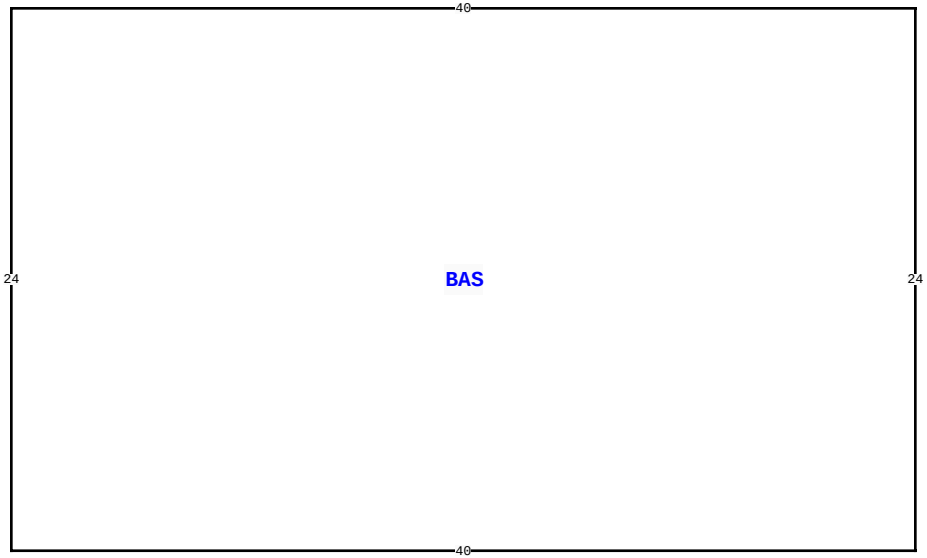
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
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	960	100		960	55,931
TOTALS	960			960	55,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	113.9000	105.93	101,693	2005	2005	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 960 HX Base Yr



228 SW BENJAMIN PL, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/14/2017 BY BC Total Acres: 13.46 Total Land Value: 118,440 Market: 0 Agricultural: 0 Common: 118,440 PRINTED 11/17/2026 BY SYS