COMM SW COR, RUN E 85 FT, N 1804
POB, CONT N 361.80 FT, E 1235.48
361.80 FT, W 1235.48 FT TO POB.

BRYANT MELVIN/BRYANT MELISSA H
367 SW BUCK CT
FORT WHITE, FL 32038-3041

2027

20-7S-17-10027-123

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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	05	05

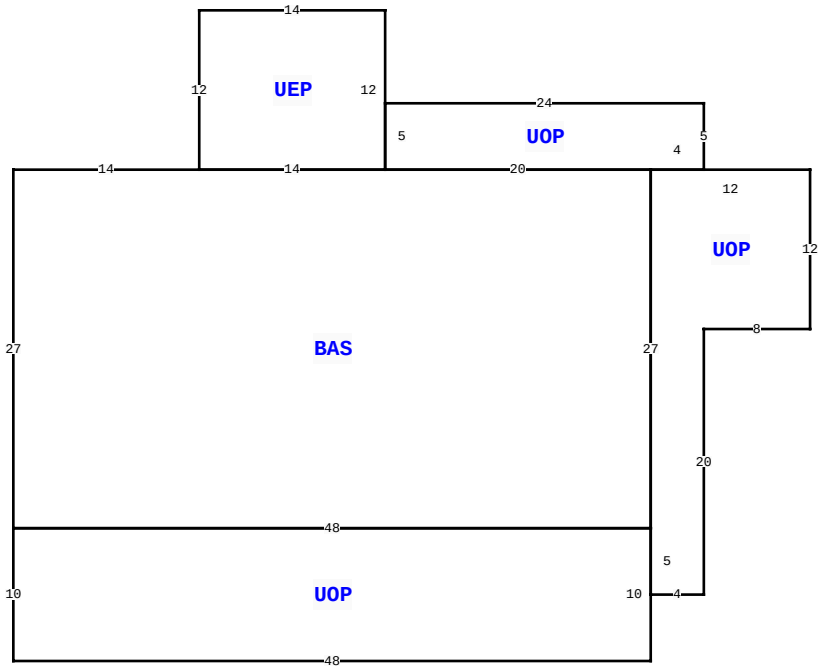
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20717.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	36,392
UEP	168	70		118	3,314
UOP	120	25		30	842
UOP	224	25		56	1,572
UOP	480	25		120	3,370
TOTALS	2,288			1,620	45,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	117.0000	70.20	113,724	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2023 Heated Area: 1296 HX Base Yr 1998



367 SW BUCK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0297	SHED CONCR	0	100	15	12	180.00	UT	10.00	10.00	50	1993	1993	3	50	900	
2	0040	BARN,POLE	0	100	24	48	1,152.00	UT	2.50	2.50	100	1993	1993	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	16	24	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0060	CARPORT F	0	100	18	20	1.00	UT	1,200.00	1,200.00	50	2013	2013	3	50	600	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 18,280

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	100		00	0.00	0.00	10.26	AC		1.00	1.00	1.00	11,000.00	11,000.00	112,860							

REVIEW DATE 12/13/2017 BY DF Total Acres: 10.26 Total Land Value: 112,860 Market: 0 Agricultural: 0 Common: 112,860 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,490
TOTAL MARKET OB/XF VALUE		19,180
TOTAL LAND VALUE - MARKET		112,860
TOTAL MARKET VALUE		177,530
SOH/AGL Deduction		60,135
ASSESSED VALUE		117,395
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		15,984
TOTAL JUST VALUE		177,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12996	M H	125	08/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/309	10/17/2023	LE	U	I	14	100
GRANTOR: BRYANT MELVIN L						
GRANTEE: BRYANT GARRETT P						
1501/307	10/17/2023	WD	U	I	11	100
GRANTOR: BRYANT MELVIN L						
GRANTEE: BRYANT MELVIN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S27 UOP= S10 E48 N10 W48$ E48 UOP= S5 E4 N20 E8 N12 W12 S27$ N27 UOP= E4 N5 W24 S5 E20$ W20 UEP= N12 W14 S12 E14$ W14$.

COMM SW COR, RUN E 85 FT, N 1804
POB, CONT N 361.80 FT, E 1235.48
361.80 FT, W 1235.48 FT TO POB.

BRYANT MELVIN/BRYANT MELISSA H
367 SW BUCK CT
FORT WHITE, FL 32038-3041

2027

20-7S-17-10027-123

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20717.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,490
TOTAL MARKET OB/XF VALUE		19,180
TOTAL LAND VALUE - MARKET		112,860
TOTAL MARKET VALUE		177,530
SOH/AGL Deduction		60,135
ASSESSED VALUE		117,395
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		15,984
TOTAL JUST VALUE		177,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/309	10/17/2023	LE	U	I	14	100
GRANTOR: BRYANT MELVIN L						
GRANTEE: BRYANT GARRETT P						
1501/307	10/17/2023	WD	U	I	11	100
GRANTOR: BRYANT MELVIN L						
GRANTEE: BRYANT MELVIN L						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 900

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 12/13/2017 BY DF Total Acres: 10.26 Total Land Value: 112,860 Market: 0 Agricultural: 0 Common: 112,860 PRINTED 11/17/2026 BY SYS