

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.

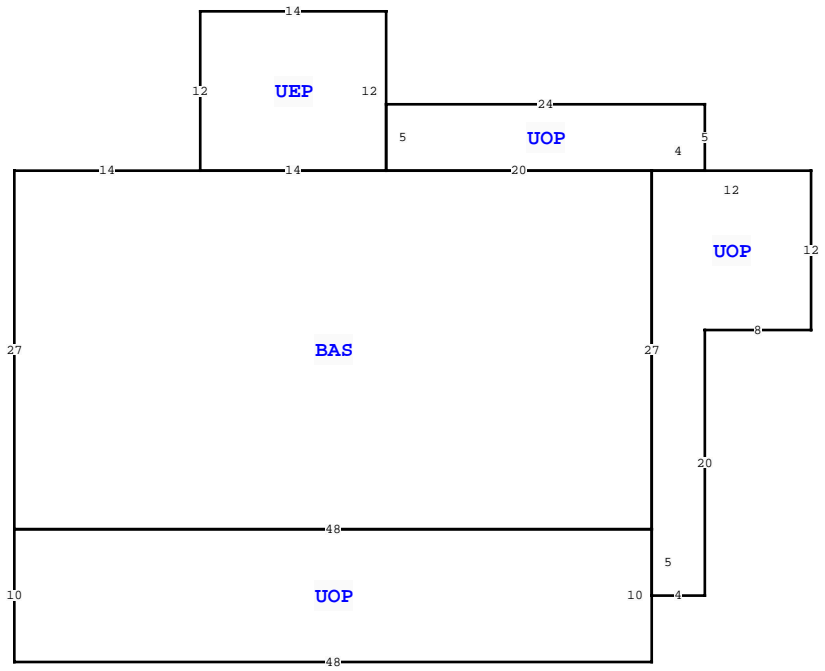
BRYANT MELVIN/BRYANT MELISSA H  
 367 SW BUCK CT  
 FORT WHITE, FL 32038-3041

**2026**

20-7S-17-10027-123  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| 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 |
| BAS                      | 1,296            | 100          |      |
| UEP                      | 168              | 70           |      |
| UOP                      | 120              | 25           |      |
| UOP                      | 224              | 25           |      |
| UOP                      | 480              | 25           |      |
| TOTALS                   | 2,288            |              |      |

| MARKET ADJUSTMENTS                |            |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                              | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1                                 | MOBILE HME | 100%      | - 2023      | 70.20          | 113,724        | 2000 | 2000 | 0    | 0    | 60.00 | 40.00  |
| Heated Area: 1296 HX Base Yr 1998 |            |           |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 2 |
| 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         |           |  | 63,554      |
| ASSESSED VALUE            |           |  | 113,976     |
| TOTAL EXEMPTION VALUE     | HX HB SX  |  | 101,411     |
| BASE TAXABLE VALUE        |           |  | 12,565      |
| TOTAL JUST VALUE          |           |  | 177,530     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 162,140     |

| 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  |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |          |       |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|----------|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT       | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0297       | SHED CONCR  | 0       | 100 | 15 | 12    | 180.00   | UT    | 10.00          | 50        | 1993    |
| 2              | 0040       | BARN, POLE  | 0       | 100 | 24 | 48    | 1,152.00 | UT    | 2.50           | 100       | 1993    |
| 3              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00     | UT    | 7,000.00       | 100       |         |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 16 | 24    | 1.00     | UT    | 0.00           | 100       | 2013    |
| 5              | 9947       | Septic      | 0       | 100 | 0  | 0     | 1.00     | UT    | 3,000.00       | 100       |         |
| 6              | 0060       | CARPORT F   | 0       | 100 | 18 | 20    | 1.00     | UT    | 1,200.00       | 50        | 2013    |
| 7              | 0210       | GARAGE U    | 0       | 100 | 0  | 0     | 1.00     | UT    | 0.00           | 100       | 2017    |
| 8              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00     | UT    | 0.00           | 100       | 2017    |
| 9              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 1.00     | UT    | 0.00           | 100       | 2017    |
| 10             | 0040       | BARN, POLE  | 0       | 100 | 0  | 0     | 1.00     | UT    | 0.00           | 100       | 2017    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| 18,280      |          |     |                      |     |     |          |       |       |             |           |     |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1           | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 10.26       | AC        |     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE       |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE        |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE       |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE       |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE      |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE        |  |  |  |  |  |  |  |  |  |  |  |
| 05/06/2026 MLU |  |  |  |  |  |  |  |  |  |  |  |

| 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\$.                                                           |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 10.26       | AC        |     |

