

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.

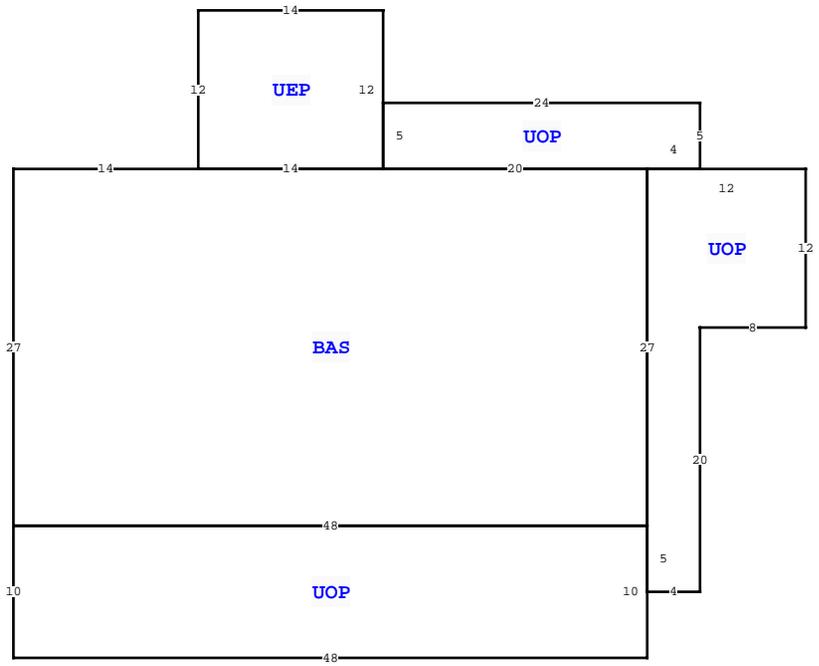
BRYANT MELVIN/BRYANT MELISSA H
 367 SW BUCK CT
 FORT WHITE, FL 32038-3041

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 | | | 97,470 |
| TOTAL MARKET VALUE | | | 162,140 |
| SOH/AGL Deduction | | | 48,164 |
| ASSESSED VALUE | | | 113,976 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 101,411 |
| BASE TAXABLE VALUE | | | 12,565 |
| TOTAL JUST VALUE | | | 162,140 |
| 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 | I | 14 | 100 |
| GRANTOR: BRYANT MELVIN L | | | | | | |
| GRANTEE: BRYANT GARRETT P | | | | | | |
| 1501/307 | 10/17/2023 | WD U | I | 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 | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0297 | SHED CONCR | 0 | 100 | 15 | 12 | | 180.00 | 50 | 1993 | 1993 | 3 | 50 | 900 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 24 | 48 | | 1,152.00 | 100 | 1993 | 1993 | 3 | 100 | 2,880 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 24 | | 1.00 | 100 | 2013 | 2013 | 3 | 100 | 2,000 | |
| 5 | 9947 | Septic | 0 | 100 | 0 | 0 | | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0060 | CARPORT F | 0 | 100 | 18 | 20 | | 1,200.00 | 50 | 2013 | 2013 | 3 | 50 | 600 | |
| 7 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 900 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 9 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |
| 10 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 600 | |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|---------|----------|------------|-----------|---------|--|--|--|--|--|--|
| 18,280 | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | |
| | | | 04/07/2025 | | MLU | | | | | | |

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

| LAND DESCRIPTION | | | | | | | | | | | | 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 | 100 | | 00 | 0.00 | 0.00 | 10.26 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 97,470 | | | | | | | |

