COMM NW COR OF SW1/4 OF NW1/4,
RUN E 87.45 FT, S 1448.78 FT
FOR POB, CONT S 361.80 FT, E

BRYANT ERIKA L
289 SW BUCK CT
FORT WHITE, FL 32038

2026

20-7S-17-10027-124

BUILDING CHARACTERISTICS

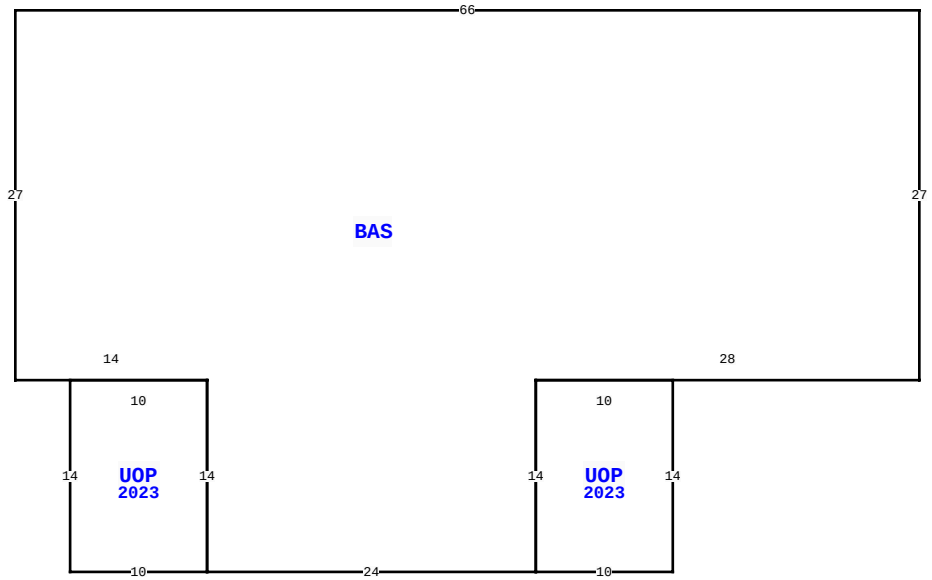
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,118	100		2,118	70,699
UOP	140	25	2023	35	1,168
UOP	140	25	2023	35	1,168
TOTALS	2,398			2,188	73,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,188	139.0800	83.45	182,589	2000	1999	0	0	0	60.00	40.00

2 MOBILE HME 100% - 2019 Heated Area: 2118 HX Base Yr 2019



289 SW BUCK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		73,036
TOTAL MARKET OB/XF VALUE		24,080
TOTAL LAND VALUE - MARKET		97,470
TOTAL MARKET VALUE		194,586
SOH/AGL Deduction		70,886
ASSESSED VALUE		123,700
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,289
TOTAL JUST VALUE		194,586
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,586

BLDG:1:1: MERI MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29182	MAINT/ALTR	35	02/14/2011
17634	M H	125	11/09/2000
16051	M H	125	09/21/1999
9051	M H	100	11/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/2448	3/28/2017	WD	Q	I	01	132,000
GRANTOR: THOMAS E & JACQUELYN						
GRANTEE: ERIKA L BRYANT						
0792/2296	7/05/1994	WD	Q	V		24,000
GRANTOR: TIM COX & DENNIS COX						
GRANTEE: NOLAN C SMITH JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S27 E14 S14 E24 N14 E28 N27 $
UOP=[YR=2023;ORIG=-62,27] E10 S14 W10 N14 $
UOP=[YR=2023;ORIG=-28,27] E10 S14 W10 N14 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1999	1999	3	100	400	
5	0327	STABLES-SM	0	100	12	36	432.00	UT	2.50	2.50	100	1999	1999	3	100	1,080	
6	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
8	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
9	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2023	2022		100	7,500	

LAND DESCRIPTION

TOTAL OB/XF 24,080

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	2.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,000							
2	0000	C	VAC RES	100		00	0.00	0.00	8.26	AC		1.00	1.00	1.00	9,500.00	9,500.00	78,470							

REVIEW DATE 06/07/2023 BY JB Total Acres: 10.26 Total Land Value: 97,470 Market: 0 Agricultural: 0 Common: 97,470 PRINTED 03/24/2026 BY SYS