

COMM SE COR OF SW1/4 OF NE1/4, N  
POB, CONT N 320.88 FT, W 680.36  
FT, E 680.36 FT TO POB.

TEGGART BRITTANY/TEGGART CHARLES JOSEPH III  
3000 SW FRY AVE  
FORT WHITE, FL 32038

**2026**

22-7S-16-04292-004  
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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03			100	
Kitchen Adjus	01			100	
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	22716.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	62,435
TOTALS	1,064			1,064	62,435

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MANUF	1	100%	- 2022	Heated Area: 1064		HX Base Yr 2022																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/14/2024</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2024	INC DATE		AG DATE	MLU
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INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			62,435
TOTAL MARKET OB/XF VALUE			8,600
TOTAL LAND VALUE - MARKET			50,100
TOTAL MARKET VALUE			121,135
SOH/AGL Deduction			29,639
ASSESSED VALUE			91,496
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			40,085
TOTAL JUST VALUE			121,135
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/534	4/01/2021	WD U	V	V	11	100
GRANTOR: YATES CAROLYN RENE BA						
GRANTEE: TEGGART BRITTANY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=23,9] E76 S14 W76 N14 \$	

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	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	100	2022	2021		100	600	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	900.00	100	2022	2021		100	900	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	100.00	100	2022	2021		100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	2022	2021		100	7,000	
TOTALS												8,600				

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							