

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


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	03	100
Kitchen Adjus	01	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
BAS	1,064	100	
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																
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center; color: blue;">BAS</p> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>05/06/2026</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	05/06/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	05/06/2026																					
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			65,130
TOTAL MARKET VALUE			136,165
SOH/AGL Deduction			44,669
ASSESSED VALUE			91,496
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			40,085
TOTAL JUST VALUE			136,165
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	13,000.00	13,000.00	65,130							