BEG NW COR OF NE1/4, RUN E 698.6
FT TO N R/W US-27, NW ALONG R/W
N 2390.46 FT TO POB.

BRATCHER ROBIN L/BRATCHER JERRY W
355 SW TIFFANY CT
FORT WHITE, FL 32038

2027

24-6S-15-00513-002

BUILDING CHARACTERISTICS

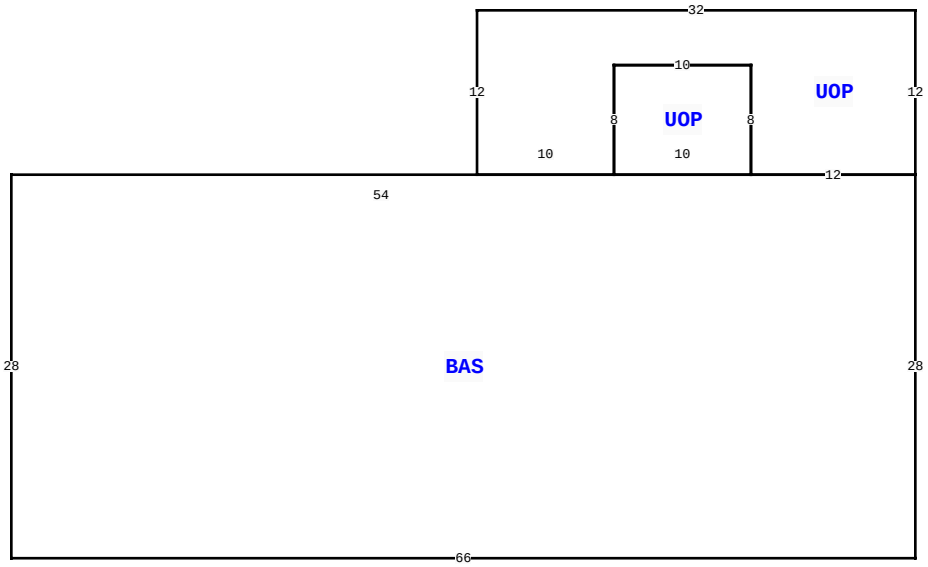
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24615.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	50,517
UOP	80	25		20	547
UOP	304	25		76	2,078
TOTALS	2,232			1,944	53,141

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,944	113.9000	68.34	132,853	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1848 HX Base Yr



355 SW TIFFANY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	53,141
TOTAL MARKET OB/XF VALUE	29,934
TOTAL LAND VALUE - MARKET	233,400
TOTAL MARKET VALUE	103,098
SOH/AGL Deduction	37,096
ASSESSED VALUE	66,002
TOTAL EXEMPTION VALUE	WR HX HB 37,554
BASE TAXABLE VALUE	28,448
TOTAL JUST VALUE	316,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044606	Mobile Home		06/03/2022
35141	M H	375	04/05/2017
27916	M H	491	06/30/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1036	12/31/2020	LE	U	I	14	100
GRANTOR: BRATCHER ROBIN L						
GRANTEE: BRATCHER TIFFANY K						
0880/1429	5/14/1999	WD	Q	V	01	0
GRANTOR: H R & DORIS STALNAKER						
GRANTEE: ROBIN L BRATCHER (A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N8 W10 S8 E10$ W54 S28 E66 N28$ UOP= N12 W32 S12 E10 N8 E10 S8 E12$.

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	0010	BARN,BLK	0	0	36	40	1.00	UT	0.00	0.00	100	0	0	3	100	5,208	
2	0010	BARN,BLK	0	0	18	40	720.00	UT	4.50	4.50	100	0	0	3	100	3,240	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
7	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0166	CONC,PAVMT	0	100	18	26	468.00	UT	2.00	2.00	100	2016	2016	3	100	936	
9	0031	BARN,MT AE	0	100	18	25	450.00	UT	9.00	9.00	100	2016	2016	3	100	4,050	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 28,934

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	5200	A	CROPLAND 2	0		00	0.00	0.00	37.90	AC		1.00	1.00	1.00	370.00	370.00	14,023							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	37.90	AC		1.00	1.00	1.00	6,000.00	6,000.00	227,400							

REVIEW DATE 07/12/2022 BY JB Total Acres: 38.90 Total Land Value: 20,023 Market: 227,400 Agricultural: 14,023 Common: 6,000 PRINTED 11/16/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	

TOTAL OB/XF 1,000

LAND DESCRIPTION

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

REVIEW DATE 07/12/2022 BY JB Total Acres: 38.90 Total Land Value: 20,023 Market: 227,400 Agricultural: 14,023 Common: 6,000 PRINTED 11/16/2026 BY SYS