E1/2 OF SE1/4 OF NW1/4 OF NE1/4.
881-2570, 954-896, 971-896, WD 1

HOLBROOK RYAN/HOLBROOK RACHAEL
228 SW HIDDEN CT
FORT WHITE, FL 32038

2026

24-7S-16-04310-006

BUILDING CHARACTERISTICS

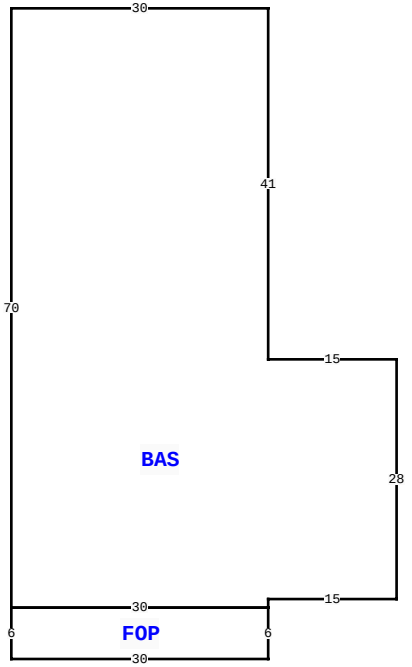
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100		2,520	260,165
FOP	180	35		63	6,504
TOTALS	2,700			2,583	266,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	2,583	116.0000	116.00	299,628	2019	2019	0	0	0	11.00	89.00

2 MANUF 3 0% - 2026 Heated Area: 2520 HX Base Yr



228 SW HIDDEN CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	266,669
TOTAL MARKET OB/XF VALUE	24,800
TOTAL LAND VALUE - MARKET	65,260
TOTAL MARKET VALUE	356,729
SOH/AGL Deduction	0
ASSESSED VALUE	356,729
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,729
TOTAL JUST VALUE	356,729
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,841

PRMT:1:1: SEAWALD - LOT 10 GRAHAM S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38513	M H	425	08/21/2019
33219	M H	469	07/24/2015
17600	M H	125	10/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1874	2/12/2025	WD	Q	I	01	408,500
GRANTOR: VONDRAN SABASTIAN						
GRANTEE: HOLBROOK RYAN						
1428/2732	1/22/2021	WD	Q	I	01	275,000
GRANTOR: SHERRIFFE RICHARD HEN						
GRANTEE: VONDRAN SABASTIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S70 FOP= S6 E30 N6 W30$ E30 N1 E15 N28 W15 N41 $.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,800	
2	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2021	2020		100	15,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 24,800

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	0		A-1	0.00	0.00	5.02	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,260							

REVIEW DATE 04/25/2025 BY TP Total Acres: 5.02 Total Land Value: 65,260 Market: 0 Agricultural: 0 Common: 65,260 PRINTED 06/22/2026 BY SYS