(AKA LOT 22 BUCKHEAD WOODS UNR:)
COMM SW COR, RUN E 3.28 FT TO E
FOR POB, RUN NW'LY ALONG R/W 9 F

BROWN ALAN/MURPHY LAURA
13376 BEDFORD MEWS CT
WELLINGTON, FL 33414

2027

25-5S-16-03716-122

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
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

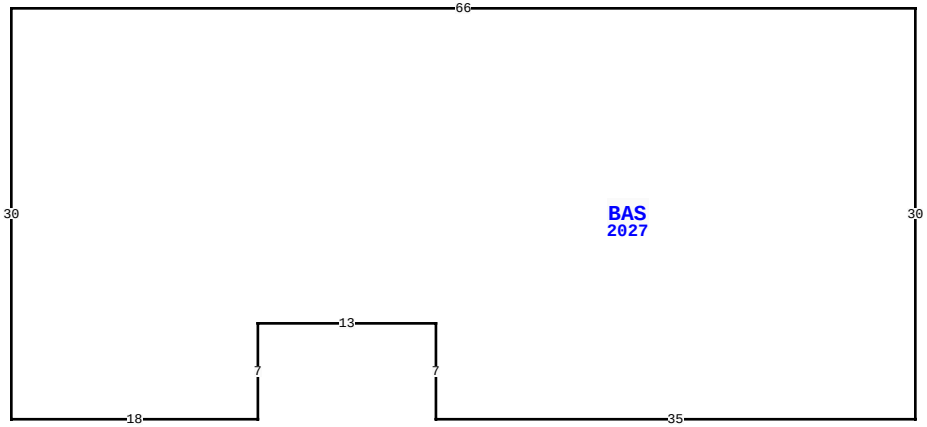
NEIGHBORHOOD/LOC 25516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2027	1,889	194,545
TOTALS	1,889			1,889	194,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,889	113.0000	105.09	198,515	2026	2026	0	0	0	2.00	98.00

1 MANUF 1 0% - 2027 Heated Area: 1889 HX Base Yr



3859 SW OLD WIRE RD, FORT WHITE

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

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	0030	BARN,MT	0	0	54	60	3,240.00	UT	15.00	15.00	100	2027	2026		100	48,600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	194,545
TOTAL MARKET OB/XF VALUE	55,600
TOTAL LAND VALUE - MARKET	88,528
TOTAL MARKET VALUE	338,673
SOH/AGL Deduction	0
ASSESSED VALUE	338,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	338,673
TOTAL JUST VALUE	338,673
NCON VALUE	250,145
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055820	Mobile Home		06/03/2026
000054854	Storage Building	59,874	01/21/2026
000054267	Right-of-Way Acce		10/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/28	9/23/2025	WD	Q	V	01	105,000
GRANTOR: GONZALEZ EVELYN						
GRANTEE: BROWN ALAN						
1284/2071	11/09/2014	QC	U	V	11	100
GRANTOR: MADELYN GONZALEZ						
GRANTEE: EVELYN GONZALEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=71,10] W66 S30 E18 N7 E13 S7 E35 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,600

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	10.06	AC		1.00	1.00	0.80	11,000.00	8,800.00	88,528							

REVIEW DATE 09/10/2026 BY Nick Total Acres: 10.06 Total Land Value: 88,528 Market: 0 Agricultural: 0 Common: 88,528 PRINTED 11/17/2026 BY SYS