

COMM NE COR SEC 24, RUN S  
2658.81 FT, W 567 FT, S  
2594.57 FT FOR POB, CONT S

DEAN BRENDA J  
285 SW UNITY CT  
FORT WHITE, FL 32038

**2026**

25-7S-16-04318-126  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 31               | VINYL SID    | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 14               | PREFIN MT    | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floo            | 13               | LAM/VNLPLK   | 100  |
| 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            | 04               | 04           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 06               | 06           |      |
| DOR CODE                 | 5000             | IMPROVED AG  |      |
| MAP NUM                  |                  | MKT AREA     | 02   |
| NEIGHBORHOOD/LOC         | 25716.030        | 1.00/        |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 1,992            | 100          |      |
| FSP                      | 544              | 40           |      |
| UOP                      | 64               | 25           |      |
| UOP                      | 80               | 25           |      |
| TOTALS                   | 2,680            |              |      |

| MARKET ADJUSTMENTS |       |           |             |                |                   |     |     |      |      |            |        |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|--------|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM       | % COND |
| 2                  | MANUF | 1         | 100%        | - 2019         | Heated Area: 1992 |     |     |      |      | HX Base Yr | 2019   |

| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 3              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 178,513     |
| TOTAL MARKET OB/XF VALUE  |           |  | 17,200      |
| TOTAL LAND VALUE - MARKET |           |  | 110,110     |
| TOTAL MARKET VALUE        |           |  | 241,503     |
| SOH/AGL Deduction         |           |  | 129,548     |
| ASSESSED VALUE            |           |  | 111,955     |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |
| BASE TAXABLE VALUE        |           |  | 60,544      |
| TOTAL JUST VALUE          |           |  | 305,823     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 287,390     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 13136      | M H         | 125 | 10/06/1997 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1365/0721                      | 7/24/2018 | WD Q      | Q     | I     | 01     | 162,000    |
| GRANTOR: JIMMY RAY & LINDA SUE |           |           |       |       |        |            |
| GRANTEE: BRENDA J DEAN         |           |           |       |       |        |            |
| 0826/0906                      | 7/22/1996 | WD Q      | Q     | V     |        | 35,000     |
| GRANTOR: CAMBE                 |           |           |       |       |        |            |
| GRANTEE: PATTON                |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |      |       |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|------|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT   | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 1.00 | UT    | 1,200.00       | 100       | 1997    |
| 2              | 0020       | BARN,FR     | 0       | 100 | 36 | 44    | 1.00 | UT    | 0.00           | 100       | 1997    |
| 3              | 0252       | LEAN-TO W/  | 0       | 100 | 0  | 0     | 1.00 | UT    | 0.00           | 100       | 2010    |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     | 1.00 | UT    | 800.00         | 100       | 2021    |
| 5              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00 | UT    | 7,000.00       | 100       | 2020    |
| 6              | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     | 1.00 | UT    | 800.00         | 100       | 2021    |
| 7              | 0104       | GENERATOR   | 0       | 100 | 0  | 0     | 1.00 | UT    | 6,000.00       | 100       | 2021    |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 17,200      |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W34 N13 W24 S13 W2 S1 UOP= W8 S8 E8 N8\$ S27 E25 UOP= S8 E10 N8 W10\$ E35 N28 \$ FSP= N16 W34 S16 E34\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 0200     | C   | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 4.01        | AC        | 1.00 |
| 2                | 6200     | A   | PASTURE 3            | 0   |     | 00       | 0.00  | 0.00  | 6.00        | AC        | 1.00 |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 6.00        | AC        | 1.00 |