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

2027

25-7S-16-04318-126

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

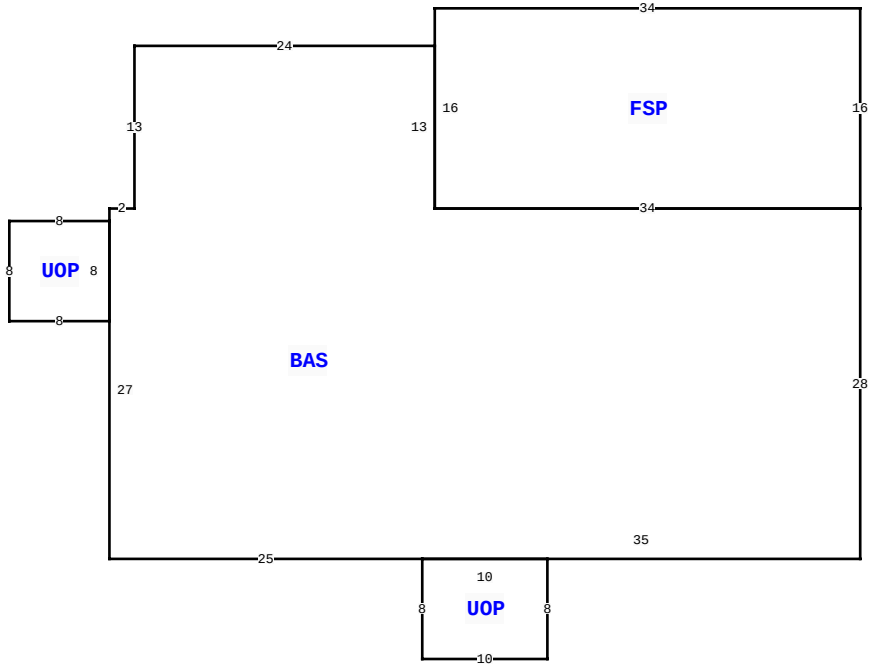
NEIGHBORHOOD/LOC 25716.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,992	100		1,992	153,384
FSP	544	40		218	16,786
UOP	64	25		16	1,232
UOP	80	25		20	1,540
TOTALS	2,680			2,246	172,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,246	150.5350	140.00	314,440	1998	1998	0	0	0	45.00	55.00

2 MANUF 1 100% - 2019 Heated Area: 1992 HX Base Yr 2019



285 SW UNITY CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0020	BARN,FR	0	100	36	44	1.00	UT	0.00	0.00	100	1997	1997	3	100	3,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2021	2020		100	800	
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	800.00	800.00	100	2021	2020		100	800	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,942
TOTAL MARKET OB/XF VALUE		17,200
TOTAL LAND VALUE - MARKET		110,110
TOTAL MARKET VALUE		235,932
SOH/AGL Deduction		120,669
ASSESSED VALUE		115,263
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,852
TOTAL JUST VALUE		300,252
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,105

SALE:2:1: INCLUDED 04317-129

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	I	01	162,000
GRANTOR: JIMMY RAY & LINDA SUE						
GRANTEE: BRENDA J DEAN						
0826/0906	7/22/1996	WD	Q	V		35,000
GRANTOR: CAMBE						
GRANTEE: PATTON						

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

TOTAL OB/XF 17,200

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							
2	6200	A	PASTURE 3	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	66,000							

REVIEW DATE 05/19/2020 BY BC Total Acres: 10.01 Total Land Value: 45,790 Market: 66,000 Agricultural: 1,680 Common: 44,110 PRINTED 11/17/2026 BY SYS