

S1/2 OF E1/2 OF W1/2 OF SW1/4 OF R/W. (AKA LOT 15-B RUM ISLAND RA & ALSO N1/2 OF E1/2 OF W1/2 OF N

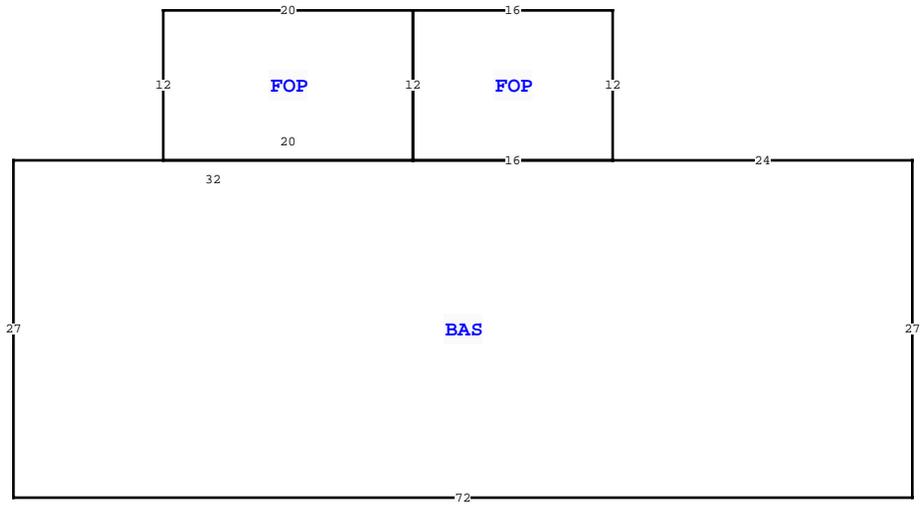
BRADY NATHAN
220 SW GEMINI GL
FORT WHITE, FL 32038

2026

25-7S-16-04321-023

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25716.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,944	100	
FOP	192	35	
FOP	240	35	
TOTALS	2,376		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,095	115.0000	108.10	226,470	1998	2015	0	0	21.00	79.00	
1 MANUF 1 100% - 2025 Heated Area: 1944 HX Base Yr 2025												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			178,911
TOTAL MARKET OB/XF VALUE			18,800
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			307,711
SOH/AGL Deduction			0
ASSESSED VALUE			307,711
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			256,300
TOTAL JUST VALUE			307,711
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13830	M H	125	03/31/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1471	3/28/2024	WD	Q	I	01	340,000
GRANTOR: SAWYER MARVIN V						
GRANTEE: BRADY NATHAN						
0854/0126	2/18/1998	WD	Q	V	03	14,300
GRANTOR: LOVEJOY						
GRANTEE: SAWYER						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1998	1998
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	100	1998	1998
3	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	100	1998	1998
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100		
5	0040	BARN, POLE	0	100	12	12	144.00	UT	2.50	100	1998	1998
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2010	2010
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015	2015
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2024	2023
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023

TOTAL OB/XF												
18,800												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.00	AC		1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W24 FOP= N12 W16 S12 E16\$ W16 FOP= N12 W20 S12 E20\$ W32 S27 E72 N27\$.												

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							