S 663.21 FT OF W1/2 OF E1/2 OF N EX RD R/W. (AKA S 663.21 FT OF L ISLAND RANCHES UNREC).

BRYNER JONATHAN
755 BANYAN DRIVE
MELBOURNE, FL 32935

2027

25-7S-16-04321-033

BUILDING CHARACTERISTICS

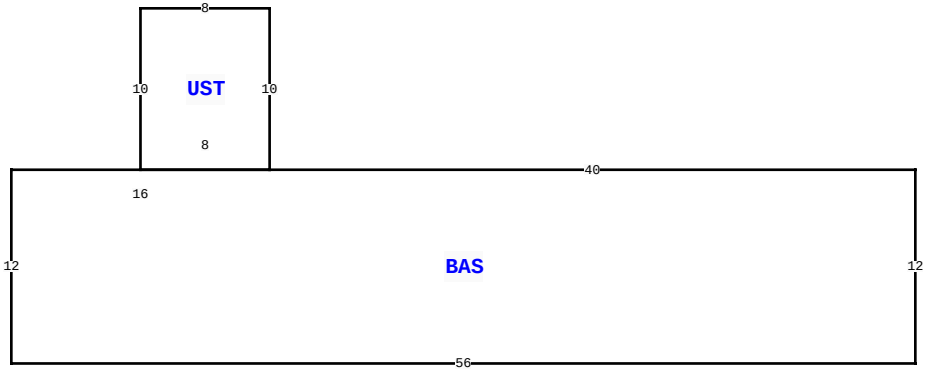
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,744
UST	80	45		36	629
TOTALS	752			708	12,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	708	72.8100	43.69	30,933	1974	1974	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



991 SW FEATHER LN, 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	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,373
TOTAL MARKET OB/XF VALUE	7,950
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	85,323
SOH/AGL Deduction	14,185
ASSESSED VALUE	71,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,138
TOTAL JUST VALUE	85,323
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,323

XFOB:1:1: BUDDY ID#BF1785C ORB 774-2297

BLDG:1:1: BUDDY MH ID#BF1785C ORB774-2297

LAND:1:1: PART OF LOT 39

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6550	RECONNECT	0	11/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/1587	6/27/2013	QC	U	I	11	100
GRANTOR: PARTICIA JONES (SINGL						
GRANTEE: JONATHAN BRYNER (SI						
0880/0969	8/12/1998	WD	U	V		10,800
GRANTOR: YOUNG						
GRANTEE: P JONES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UST= N10 W8 S10 E8$ W16 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,950

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

REVIEW DATE 07/24/2015 BY TW Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS