

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

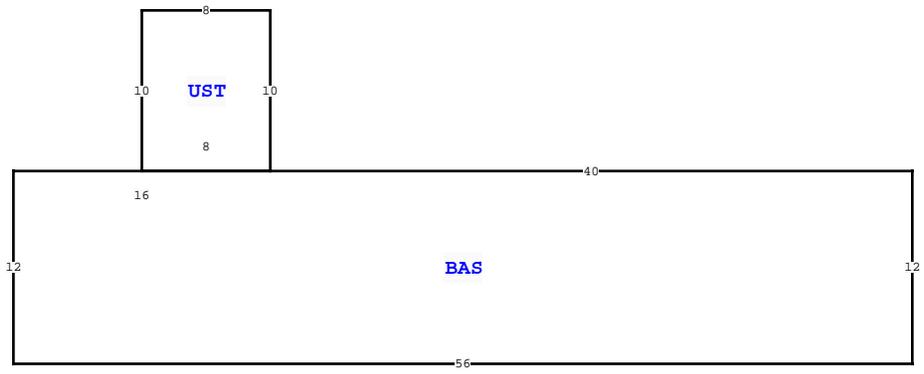
2026

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 Floor	14	CARPET 90
Interior Floor	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
BAS	672	100
UST	80	45
TOTALS	752	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	60.00	40.00		
2 MOBILE HME		0% - 0	Heated Area: 672				HX Base Yr						



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	12,373	
TOTAL MARKET OB/XF VALUE	7,950	
TOTAL LAND VALUE - MARKET	50,000	
TOTAL MARKET VALUE	70,323	
SOH/AGL Deduction	5,652	
ASSESSED VALUE	64,671	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	64,671	
TOTAL JUST VALUE	70,323	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	70,323	

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

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0021	BARN, FR AE	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

TOTAL OB/XF													
991 SW FEATHER LN, FORT WHITE													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/14/2024			MLU							

BUILDING NOTES													

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

LAND DESCRIPTION																								
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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							