AKA LOT 21-B BIG OAKS S/D UNR: C
SEC, RUN E 1156.12 FT FOR POB, R
TO N R/W OF SW GAZELLE GLN, RUN

STOCKHAUSEN BRYAN
105 SW GAZELLE GLN
FORT WHITE, FL 32038

2027

26-5S-16-03717-121

BUILDING CHARACTERISTICS

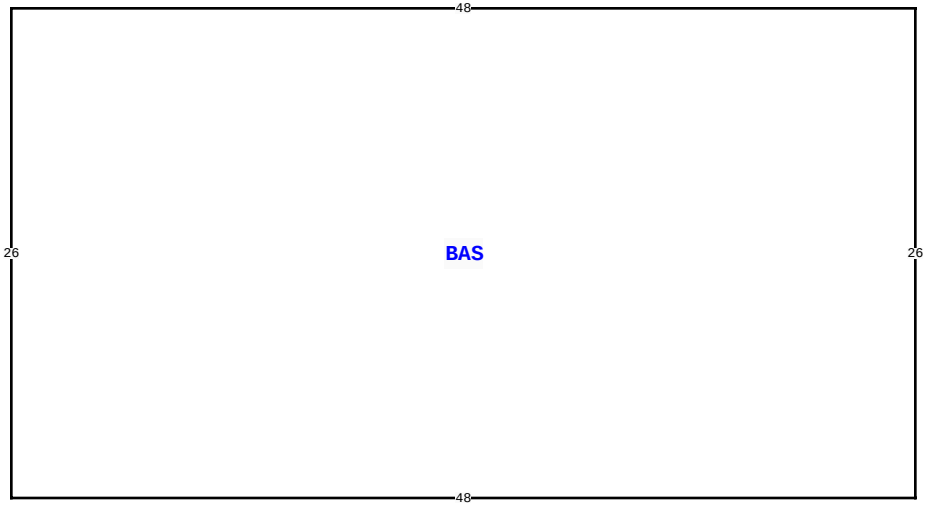
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	113,092
TOTALS	1,248			1,248	113,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	113.3000	105.37	131,502	2018	2018	0	0	0	14.00	86.00

3 MANUF 1 0% - 2025 Heated Area: 1248 HX Base Yr



105 SW GAZELLE GLN, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,800	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	113,092
TOTAL MARKET OB/XF VALUE	12,700
TOTAL LAND VALUE - MARKET	74,280
TOTAL MARKET VALUE	200,072
SOH/AGL Deduction	0
ASSESSED VALUE	200,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,072
TOTAL JUST VALUE	200,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,284

XFOB:1:1: RIDG MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36921	M H	494	07/03/2018
14331	M H	125	07/29/1998
7864	M H	100	12/06/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2228	1/19/2024	WD	Q	I	01	195,000
GRANTOR: VIKTORY FLIPS LLC						
GRANTEE: STOCKHAUSEN BRYAN						
1498/964	9/05/2023	WD	Q	I	03	135,500
GRANTOR: KNIGHT ARCIE CLEVELAN						
GRANTEE: VIKTORY FLIPS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,700

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	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	4.19	AC		1.00	1.00	1.00	12,000.00	12,000.00	50,280							

REVIEW DATE 03/13/2026 BY JB Total Acres: 6.19 Total Land Value: 74,280 Market: 0 Agricultural: 0 Common: 74,280 PRINTED 11/17/2026 BY SYS