

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

2026

26-5S-16-03717-121

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	08	SHT VINYL	70
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,248	100	
TOTALS	1,248		1,248
			114,304

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	106.50	132,912	2018	2018	0	0	14.00	86.00	
3 MANUF 1 0% - 2025			Heated Area: 1248			HX Base Yr						
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/06/2026	MLU								
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		114,304	
TOTAL MARKET OB/XF VALUE		12,700	
TOTAL LAND VALUE - MARKET		74,280	
TOTAL MARKET VALUE		201,284	
SOH/AGL Deduction		0	
ASSESSED VALUE		201,284	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		201,284	
TOTAL JUST VALUE		201,284	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,892	
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	100	2023
TOTALS												
12,700												

BUILDING NOTES												
105 SW GAZELLE GLN, FORT WHITE												

BUILDING DIMENSIONS												
BAS= W48 S26 E48 N26\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	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								