

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

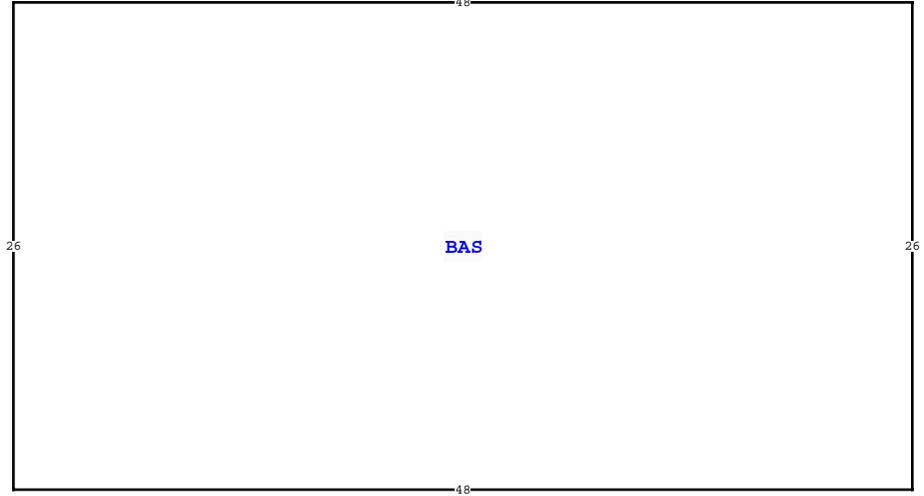
2026

26-5S-16-03717-121



ELEMENT		CD	BUILDING CHARACTERISTICS		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 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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,248	100		1,248	116,741	
TOTALS	1,248			1,248	116,741	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MANUF	1	0%	2025								
				Heated Area: 1248								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		116,741	
TOTAL MARKET OB/XF VALUE		12,700	
TOTAL LAND VALUE - MARKET		74,280	
TOTAL MARKET VALUE		203,721	
SOH/AGL Deduction		0	
ASSESSED VALUE		203,721	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		203,721	
TOTAL JUST VALUE		203,721	
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
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									