LOT 31 FAIRVIEW ESTATES S/D.

425-448, 750-759, CT 1298-1676,

**BRUNSON JASON SHAWN SR/BRUNSON DENISE**
128 SW NANTUCKETT PL
FORT WHITE, FL 32038

**2027**

**26-7S-16-04323-031**

## BUILDING CHARACTERISTICS

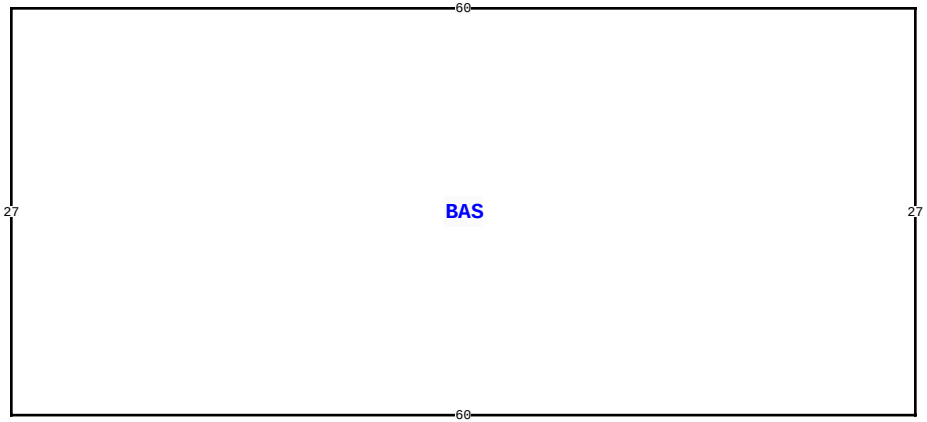
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 26716.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,620 | 100 | | 1,620 | 141,635 |
| TOTALS | 1,620 | | | 1,620 | 141,635 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,620 | 119.0000 | 110.67 | 179,285 | 1997 | 2015 | 0 | 0 | 0 | 21.00 | 79.00 |

2 MANUF 1 100% - 2025 Heated Area: 1620 HX Base Yr 2025




128 SW NANTUCKETT PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/08/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 3,000 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1999 | 1999 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 500 | |
| 5 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |
| 6 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 141,635 |
| TOTAL MARKET OB/XF VALUE | | 13,700 |
| TOTAL LAND VALUE - MARKET | | 28,000 |
| TOTAL MARKET VALUE | | 183,335 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 183,335 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 183,335 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 183,335 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 184,858 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053679 | Electrical Servic | | 07/28/2025 |
| 15722 | M H | 125 | 06/30/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1513/2203 | 5/02/2024 | WD | Q | I | 01 | 240,000 |
| GRANTOR: HOFFMAN WARREN C JR | | | | | | |
| GRANTEE: BRUNSON JASON SHAWN | | | | | | |
| 1483/1646 | 1/25/2023 | WD | Q | I | 01 | 172,000 |
| GRANTOR: SOLARIS 2010 CORPORAT | | | | | | |
| GRANTEE: HOFFMAN WARREN C JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W60 S27 E60 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 13,700

| 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 | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |

REVIEW DATE 05/20/2024 BY TP Total Acres: 1.41 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS