COMM SW COR OF SE1/4, RUN N 2514 FT, N 489.92 FT FOR POB, RUN W 5 FT, NW 186.13 FT, E 607.53 FT, S

BROWN DAVID L
P O BOX 686
FORT WHITE, FL 32038-0686

**2027**

**27-6S-16-03950-108**

## BUILDING CHARACTERISTICS

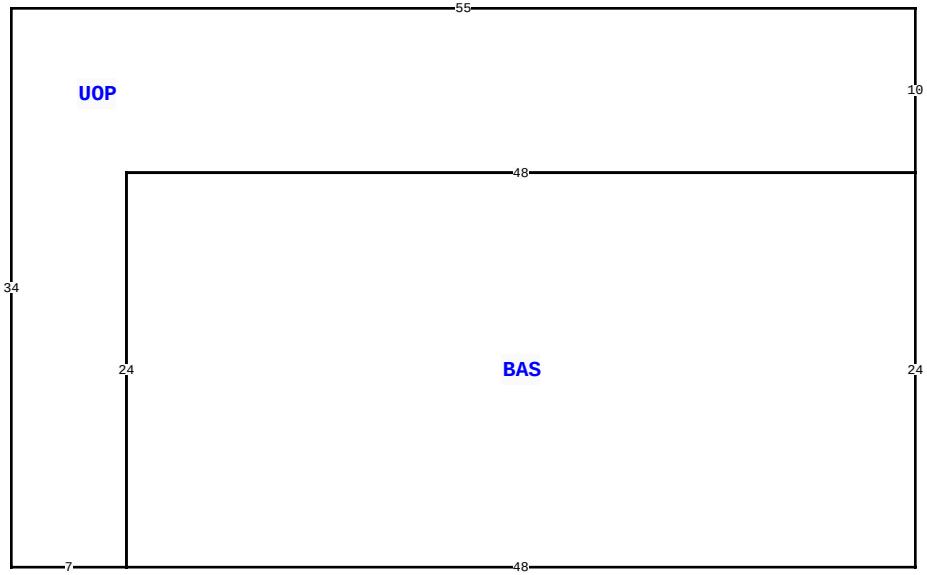
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 27616.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,152 | 100 | | 1,152 | 25,192 |
| UOP | 718 | 25 | | 180 | 3,936 |
| TOTALS | 1,870 | | | 1,332 | 29,128 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,332 | 91.1200 | 54.67 | 72,820 | 1998 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2018 Heated Area: 1152 HX Base Yr 2018




341 SW GASTONIA CT, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 32 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 600 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 | 1997 | 3 | 100 | 100 | |
| 3 | 9946 | Well | 0 | 100 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | | | 3 | 100 | 4,000 | |
| 4 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 29,128 |
| TOTAL MARKET OB/XF VALUE | | 7,700 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 101,828 |
| SOH/AGL Deduction | | 46,340 |
| ASSESSED VALUE | | 55,488 |
| TOTAL EXEMPTION VALUE | HX HB VX SX | 55,488 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 101,828 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 101,828 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13881 | M H | 125 | 04/13/1998 |
| 12676 | PUMP/UTPOL | 30 | 06/18/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1328/2560 | 1/03/2017 | WD | U | I | 18 | 30,000 |
| GRANTOR: US BANK NA AS TRUSTEE | | | | | | |
| GRANTEE: DAVID L BROWN | | | | | | |
| 1323/1009 | 10/05/2016 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (MARTH | | | | | | |
| GRANTEE: U S BANK NA TRUSTEE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$ UOP= N10 W55 S34 E7 N24 E48 $.

## LAND DESCRIPTION

TOTAL OB/XF 7,700

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

REVIEW DATE 06/04/2026 BY JB Total Acres: 5.80 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS