COMM AT SW COR OF NW1/4 OF SW 1/
FT, N 663.56 FT FOR POB CONT N 6
351.30 FT, S 662.08 FT, WEST 447

GLEN LAND TRUST DATED MARCH 18, 2025
292 SW RIVERSIDE AVE
FORT WHITE, FL 32038

2027

28-2S-17-04775-000

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
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 03

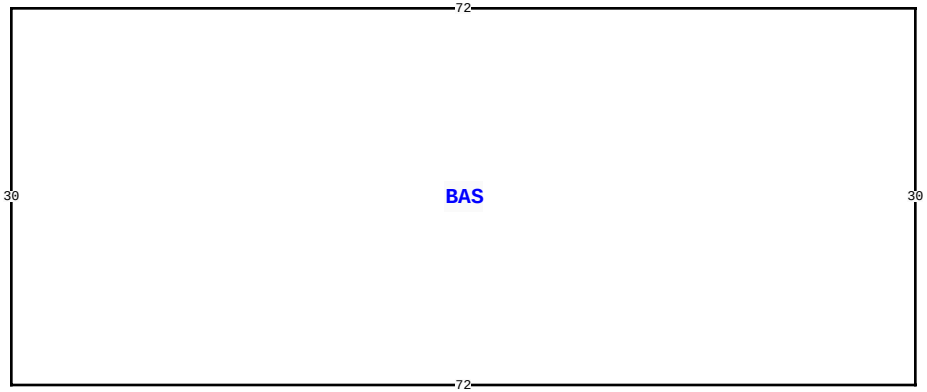
NEIGHBORHOOD/LOC 28217.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100		2,160	169,264
TOTALS	2,160			2,160	169,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,160	113.9000	91.12	196,819	2018	2018	0	0	0	14.00	86.00

1 MANUF 1 0% - 2026 Heated Area: 2160 HX Base Yr



123 NE TREETOP GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,264
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	48,960
TOTAL MARKET VALUE	225,224
SOH/AGL Deduction	0
ASSESSED VALUE	225,224
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,224
TOTAL JUST VALUE	225,224
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36859	M H	533	06/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/192	3/18/2025	WD	U	I	37	190,000
GRANTOR: VARNER BRIAN G						
GRANTEE: GLEN LAND TRUST DAT						
1358/0589	4/13/2018	WD	Q	V	01	30,000
GRANTOR: HATTIE FLEMING						
GRANTEE: BRIAN G VARNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S30 E72 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	6.80	AC		1.00	1.00	0.80	9,000.00	7,200.00	48,960							

REVIEW DATE 06/16/2025 BY TP Total Acres: 6.80 Total Land Value: 48,960 Market: 0 Agricultural: 0 Common: 48,960 PRINTED 11/17/2026 BY SYS