

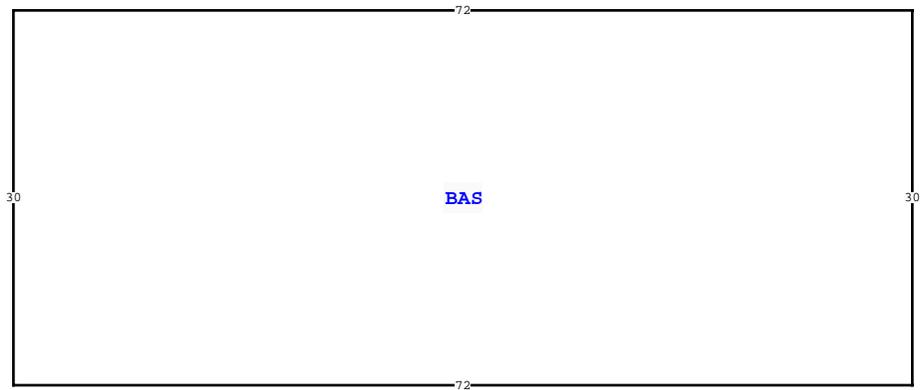
COMM AT SW COR OF NW1/4 OF SW 1/
 FT, N 663.56 FT FOR POB CONT N 6
 351.30 FT, S 662.08 FT, WEST 447

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

2026

28-2S-17-04775-000


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 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
Architctual Units	01	CONV	100
		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
BAS	2,160	100	
TOTALS	2,160		177,735

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	95.68	206,669	2018	2018	0	0	14.00	86.00		
1 MANUF 1 0% - 2026 Heated Area: 2160 HX Base Yr													
													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE										05/11/2026		MLU	
LAND DATE													
AG DATE													

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			177,735	
TOTAL MARKET OB/XF VALUE			7,000	
TOTAL LAND VALUE - MARKET			48,960	
TOTAL MARKET VALUE			233,695	
SOH/AGL Deduction			0	
ASSESSED VALUE			233,695	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			233,695	
TOTAL JUST VALUE			233,695	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			260,431	

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						

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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S30 E72 N30\$.	

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