LOTS 8, 9, 10 & 11 ROLLING ACRES
426-40,433, 774-85, 791-1699, 80

BLUES BROTHERS TRUST
272 SW CLEWISTON CT
FORT WHITE, FL 32038

2027

29-6S-16-03970-010

BUILDING CHARACTERISTICS

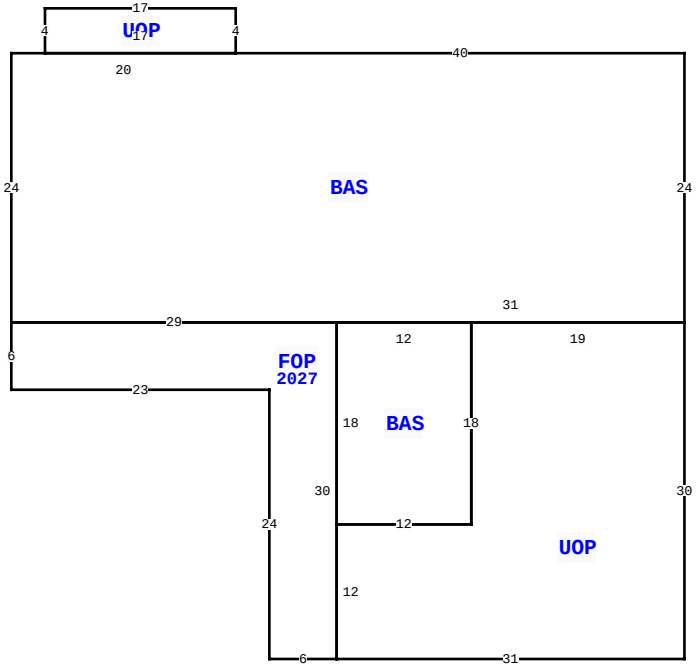
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	5,174
BAS	1,440	100		1,440	34,497
FOP	318	35	2027	111	2,659
UOP	68	25		17	407
UOP	714	25		178	4,264
TOTALS	2,756			1,962	47,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,962	99.8100	59.89	117,504	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1656 HX Base Yr 1997



272 SW CLEWISTON CT, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,002
TOTAL MARKET OB/XF VALUE	28,885
TOTAL LAND VALUE - MARKET	56,160
TOTAL MARKET VALUE	132,047
SOH/AGL Deduction	53,135
ASSESSED VALUE	78,912
TOTAL EXEMPTION VALUE	HX HB 48,487
BASE TAXABLE VALUE	30,425
TOTAL JUST VALUE	132,047
NCON VALUE	13,848
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048568	Electrical Servic	0	11/02/2023
11470	M H	125	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0791	9/20/2018	QC	U	V	11	100
GRANTOR: TODD PLUNSKE						
GRANTEE: BLUES BROTHERS TRUS						
1371/0789	9/20/2018	QC	U	I	11	100
GRANTOR: TODD PLUNSKE						
GRANTEE: BLUES BROTHERS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 W20 S24 E29 E31 N24 $
UOP=[ORIG=-31,42] S12 E31 N30 W19 S18 W12 $
FOP=[YR=2027;ORIG=-31,24] W29 S6 E23 S24 E6 N30 $
BAS=[ORIG=-31,24] S18 E12 N18 W12 $
UOP=[ORIG=-40,0] N4 W17 S4 E17 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	13	130.00	UT	2.00	2.00	100	1996	1996	3	100	260	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	7.50	7.50	70	1996	1996	3	70	1,260	
5	0251	LEAN TO W/	0	100	10	20	200.00	UT	3.00	3.00	70	1996	1996	3	70	420	
6	0030	BARN,MT	0	0	25	31	775.00	UT	10.00	10.00	70	1996	1996	3	70	5,425	
7	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	320	
8	0040	BARN,POLE	0	100	32	50	1.00	UT	8,000.00	8,000.00	100	2027	2026		100	8,000	
9	0060	CARPORT F	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	
10	0040	BARN,POLE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 27,385

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,040							
2	0000	C	VAC RES	100		00	0.00	0.00	2.16	AC		1.00	1.00	1.00	13,000.00	13,000.00	28,080							
3	0000	C	VAC RES	100		A-1	0.00	0.00	1.08	AC		1.00	1.00	1.00	13,000.00	13,000.00	14,040							

REVIEW DATE 06/10/2026 BY AJ Total Acres: 4.32 Total Land Value: 56,160 Market: 0 Agricultural: 0 Common: 56,160 PRINTED 11/17/2026 BY SYS

LOTS 8, 9, 10 & 11 ROLLING ACRES
426-40,433, 774-85, 791-1699, 80

BLUES BROTHERS TRUST
272 SW CLEWISTON CT
FORT WHITE, FL 32038

2027

29-6S-16-03970-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29616.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		47,002
TOTAL MARKET OB/XF VALUE		28,885
TOTAL LAND VALUE - MARKET		56,160
TOTAL MARKET VALUE		132,047
SOH/AGL Deduction		53,135
ASSESSED VALUE		78,912
TOTAL EXEMPTION VALUE	HX HB	48,487
BASE TAXABLE VALUE		30,425
TOTAL JUST VALUE		132,047
NCON VALUE		13,848
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0791	9/20/2018	QC	U	V	11	100
GRANTOR: TODD PLUNSKE						
GRANTEE: BLUES BROTHERS TRUS						
1371/0789	9/20/2018	QC	U	I	11	100
GRANTOR: TODD PLUNSKE						
GRANTEE: BLUES BROTHERS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0040	BARN,POLE	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2027	2026		100	1,500	

TOTAL OB/XF 1,500

LAND DESCRIPTION

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

REVIEW DATE 06/10/2026 BY AJ — Total Acres: 4.32 — Total Land Value: 56,160 — Market: 0 — Agricultural: 0 — Common: 56,160 — PRINTED 11/17/2026 BY SYS