

THE NORTH 317.60 FT OF THE FOLLO
COR OF SE1/4 & RUN W 640.35 FT,
POB, CONT S 516.25 FT, W 687.33

BENTLEY REVOCABLE LIVING TRUST DATED JULY 8, 2025
318 SW DAYBREAK CT
FORT WHITE, FL 32038

2026

32-6S-16-04019-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	02
NEIGHBORHOOD/LOC	32616.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,128	100	
UOP	912	25	2024
TOTALS	3,040		
TOTALS		2,356	208,198

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	100%	- 2025	Heated Area: 2128			HX Base Yr 2025																
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>28</p> <p>BAS</p> <p>76</p> <p>12</p> <p>UOP 2024</p> <p>76</p> </div>																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/14/2024</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/14/2024	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,198
TOTAL MARKET OB/XF VALUE			13,700
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			276,898
SOH/AGL Deduction			0
ASSESSED VALUE			276,898
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			225,487
TOTAL JUST VALUE			276,898
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			284,804

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33325	M H	388	08/28/2015
25519	M H	454	02/13/2007
25519	M H	454	02/13/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1463	7/08/2025	QC	U	I	11	100
GRANTOR: BENTLEY JOHN STUART I						
GRANTEE: BENTLEY REVOCABLE L						
1508/590	2/16/2024	WD	Q	I	01	319,900
GRANTOR: PETERSEN JOSEPH						
GRANTEE: BENTLEY JOHN III						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2014	2014	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	100	2024	2023		100	1,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION													TOTAL OB/XF				13,700							
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	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.10	10,000.00	11,000.00	55,000							

BUILDING NOTES												
BAS=[ORIG=0,0] W76 S28 E76 N28 \$ UOP=[YR=2024;ORIG=0,28] S12 W76 N12 E76 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W76 S28 E76 N28 \$ UOP=[YR=2024;ORIG=0,28] S12 W76 N12 E76 \$												