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

2027

32-6S-16-04019-006

BUILDING CHARACTERISTICS

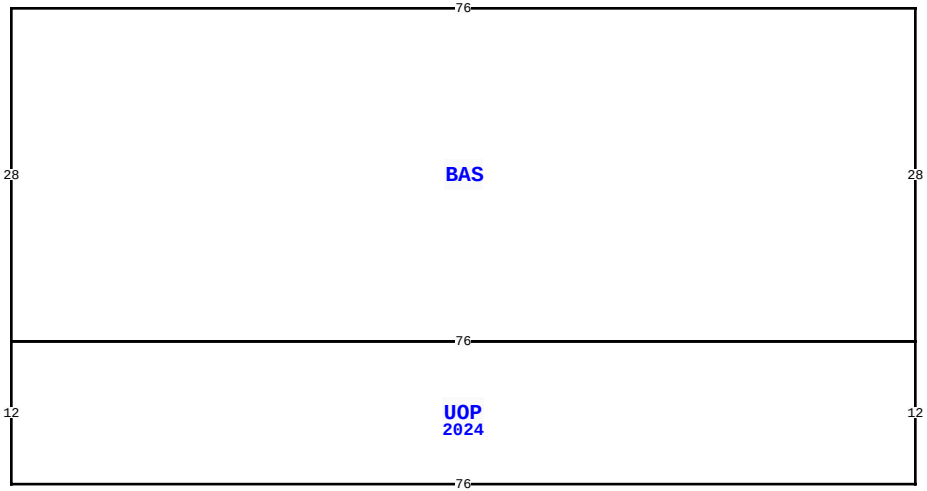
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,128	100		2,128	186,050
UOP	912	25	2024	228	19,934
TOTALS	3,040			2,356	205,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	119.0000	110.67	260,739	2007	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 2128 HX Base Yr 2025



318 SW DAYBREAK CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,984
TOTAL MARKET OB/XF VALUE		14,500
TOTAL LAND VALUE - MARKET		71,500
TOTAL MARKET VALUE		291,984
SOH/AGL Deduction		0
ASSESSED VALUE		291,984
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		240,573
TOTAL JUST VALUE		291,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,198

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 14,500

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.10	13,000.00	14,300.00	71,500							

REVIEW DATE 06/07/2026 BY AJ Total Acres: 5.00 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 11/17/2026 BY SYS