LOTS 15 & 16 BLOCK A SPRING HILL
878-1082, 878-2296, 1052-2747, Q

BRIGGS TRACY D
1334 SW SPRUCE RD
FORT WHITE, FL 32038

2027

36-5S-15-00488-015

BUILDING CHARACTERISTICS

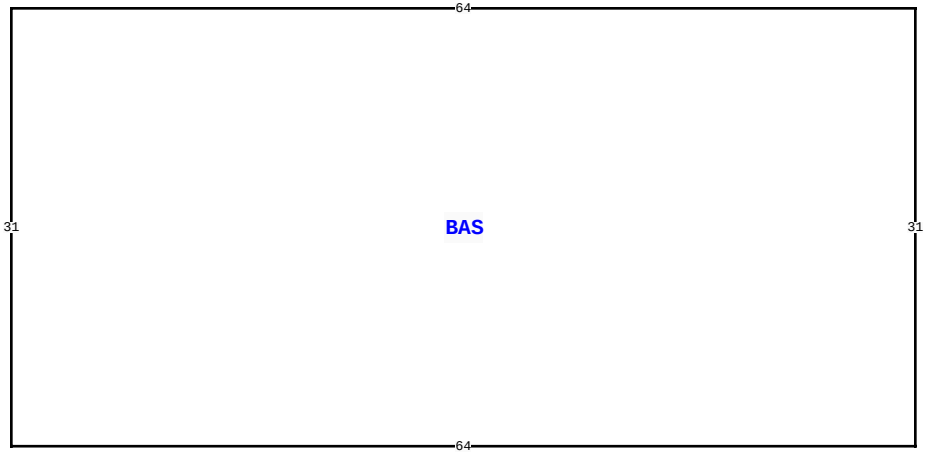
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	94,094
TOTALS	1,984			1,984	94,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	92.7200	86.23	171,080	2007	2007	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1984 HX Base Yr 2018



1334 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	20	31	1.00	UT	2,480.00	2,480.00	100	2026	2025		100	2,480	
4	0070	CARPORT UF	0	100	18	20	1.00	UT	1,440.00	1,440.00	100	2026	2025		100	1,440	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		94,094
TOTAL MARKET OB/XF VALUE		11,020
TOTAL LAND VALUE - MARKET		39,600
TOTAL MARKET VALUE		144,714
SOH/AGL Deduction		55,243
ASSESSED VALUE		89,471
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,060
TOTAL JUST VALUE		144,714
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25389	M H	476	01/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/2797	11/13/2017	WD	U	I	18	38,100
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: TRACY D BRIGGS						
1343/2644	8/31/2017	WD	U	I	18	100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: THE SECRETARY OF HO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,020

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	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600							

REVIEW DATE 07/28/2016 BY DF Total Acres: 2.29 Total Land Value: 39,600 Market: 0 Agricultural: 0 Common: 39,600 PRINTED 11/17/2026 BY SYS