

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

2026

36-5S-15-00488-015
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architactual	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
BAS	1,984	100	
TOTALS	1,984		1,984 95,109

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	87.16	172,925	2007	2007	0	0	45.00	55.00													
1 MANUF 1 100% - 2018			Heated Area: 1984				HX Base Yr 2018																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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>05/08/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/08/2026	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				95,109		
TOTAL MARKET OB/XF VALUE				11,020		
TOTAL LAND VALUE - MARKET				39,600		
TOTAL MARKET VALUE				145,729		
SOH/AGL Deduction				58,864		
ASSESSED VALUE				86,865		
TOTAL EXEMPTION VALUE				51,411		
BASE TAXABLE VALUE				35,454		
TOTAL JUST VALUE				145,729		
NCON VALUE				3,920		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				129,059		
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						

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	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	100	
2	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0070	CARPORT UF	0	100	20	31	UT	2,480.00	2,480.00	100	2026	2025		100	2,480	
4	0070	CARPORT UF	0	100	18	20	UT	1,440.00	1,440.00	100	2026	2025		100	1,440	
TOTALS													11,020			

BUILDING NOTES			
1334 SW SPRUCE RD, FORT WHITE			

BUILDING DIMENSIONS			
BAS= W64 S31 E64 N31\$.			

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	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	0.90	22,000.00	19,800.00	39,600								