LOT 28 PARKER WOODS S/D.

785-2265, 976-1922, 1924, TD 125

BROWN FAMILY REVOCABLE TRUST DATED JULY 24, 2024
2850 SE 24TH PL
GAINESVILLE, FL 32641

2027

36-6S-16-04076-128

BUILDING CHARACTERISTICS

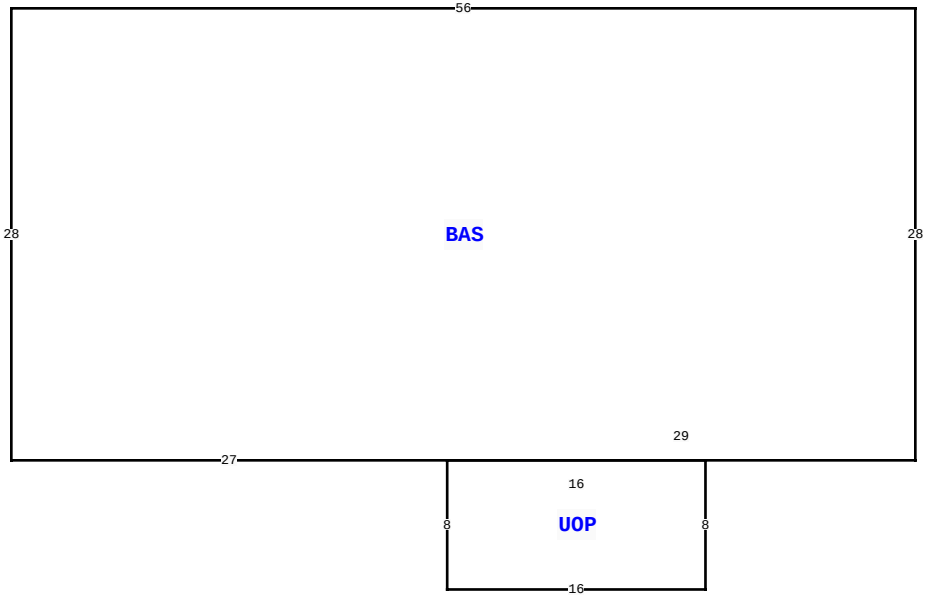
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	31,404
UOP	128	25		32	641
TOTALS	1,696			1,600	32,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,600	83.4480	50.07	80,112	1983	1983	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 1568 HX Base Yr



3752 SW COUNTY ROAD 18 , 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,100.00	1,100.00	100	2027	2026		100	1,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,045
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	67,340
TOTAL MARKET VALUE	108,685
SOH/AGL Deduction	0
ASSESSED VALUE	108,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,685
TOTAL JUST VALUE	108,685
NCON VALUE	1,100
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8082	M H	125	02/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1667	7/24/2024	WD	U	I	11	100
GRANTOR: BROWN EMMA J						
GRANTEE: BROWN FAMILY REVOCA						
1410/0861	12/31/2019	WD	U	I	11	100
GRANTOR: JOSEPH J & EMMA J BRO						
GRANTEE: EMMA J BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S28 E27 UOP= S8 E16 N8 W16$ E29 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0		RSF/MH	0.00	0.00	5.18	AC		1.00	1.00	1.00	13,000.00	13,000.00	67,340							

REVIEW DATE 05/14/2026 BY NH Total Acres: 5.18 Total Land Value: 67,340 Market: 0 Agricultural: 0 Common: 67,340 PRINTED 11/17/2026 BY SYS