

LOT 28 PARKER WOODS S/D.
785-2265, 976-1922, 1924, TD 125

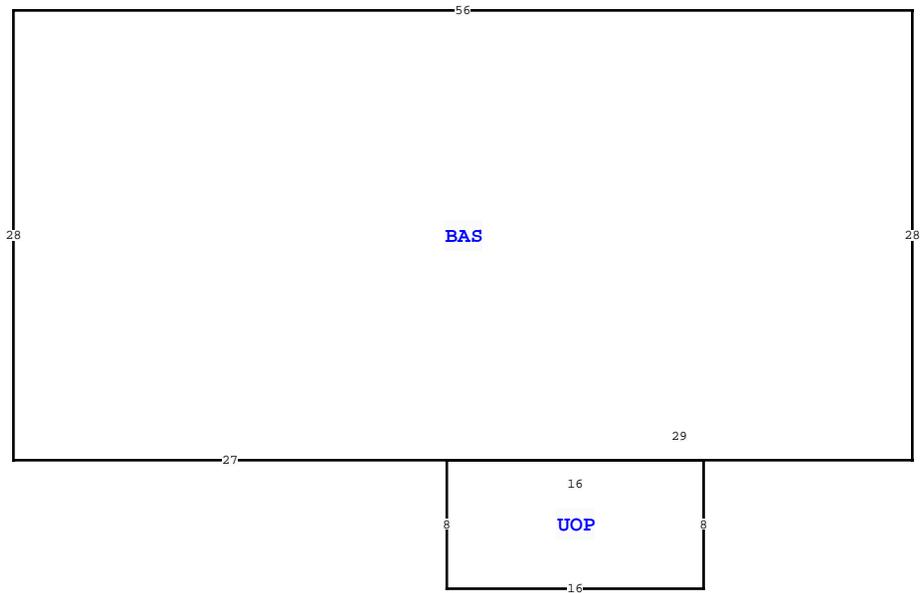
BROWN FAMILY REVOCABLE TRUST DATED JULY 24, 2024
2850 SE 24TH PL
GAINESVILLE, FL 32641

2026

36-6S-16-04076-128
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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	100		
01	CONV 100				
	Architectural	0	100		
01	Units	0	100		
01	Condition Adj	01	100		
01	Kitchen Adjus	01	100		
03	Quality	03	03		
0200	DOR CODE	MOBILE HOME			
	MAP NUM		MKT AREA 02		
36616.020	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	32,972
UOP	128	25		32	673
TOTALS	1,696			1,600	33,645

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	52.57	84,112	1983	1983	0	0	60.00	40.00
2 MOBILE HME 0% - 2025 Heated Area: 1568 HX Base Yr											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		33,645	
TOTAL MARKET OB/XF VALUE		8,200	
TOTAL LAND VALUE - MARKET		67,340	
TOTAL MARKET VALUE		109,185	
SOH/AGL Deduction		7,936	
ASSESSED VALUE		101,249	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,249	
TOTAL JUST VALUE		109,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		92,045	

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	I	11	100
GRANTOR: BROWN EMMA J						
GRANTEE: BROWN FAMILY REVOCA						
1410/0861	12/31/2019	WD U	I	I	11	100
GRANTOR: JOSEPH J & EMMA J BRO						
GRANTEE: EMMA J BROWN						

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	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	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W56 S28 E27 UOP= S8 E16 N8 W16\$ E29 N28\$.														

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	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							