S1/2 OF E1/2 OF E1/2 OF NE1/4 OF
BEG AT SE COR, RUN N 420 FT, W 1
210 FT, W 105 FT, N 210 FT, W 10

BREWER CAROLYN TRUST
506 SW COOPER TER
FORT WHITE, FL 32038

# 2027

36-6S-16-04086-000

## BUILDING CHARACTERISTICS

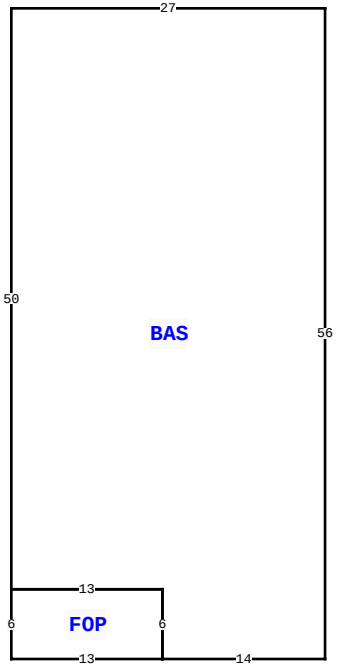
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 36616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,434 | 100 | | 1,434 | 142,683 |
| FOP | 78 | 35 | | 27 | 2,686 |
| TOTALS | 1,512 | | | 1,461 | 145,369 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0202 | 02 | 1,461 | 113.9000 | 109.34 | 159,746 | 2020 | 2020 | 0 | 0 | 0 | 9.00 | 91.00 |

1 MANUF 2 100% - 2021 Heated Area: 1434 HX Base Yr 2021




506 SW COOPER TER, FORT WHITE

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 145,369 |
| TOTAL MARKET OB/XF VALUE | | 7,600 |
| TOTAL LAND VALUE - MARKET | | 22,560 |
| TOTAL MARKET VALUE | | 175,529 |
| SOH/AGL Deduction | | 88,548 |
| ASSESSED VALUE | | 86,981 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 86,981 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 175,529 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 177,044 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 39306 | M H | 0 | 02/18/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1437/2037 | 5/07/2021 | WD | U | I | 30 | 100 |
| GRANTOR: BREWER CAROLYN SUE | | | | | | |
| GRANTEE: BREWER CAROLYN TRUS | | | | | | |
| 1408/1810 | 12/16/2019 | WD | U | V | 11 | 100 |
| GRANTOR: LAURIE L BARNETT | | | | | | |
| GRANTEE: CAROLYN SUE BREWER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W27 S50 FOP= S6 E13 N6 W13$ E13 S6 E14 N56$.

## 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 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2020 | 2020 | 3 | 100 | 600 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,600

| 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 | 1.41 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 22,560 | | | | | | | |

REVIEW DATE 05/15/2026 BY NH Total Acres: 1.41 Total Land Value: 22,560 Market: 0 Agricultural: 0 Common: 22,560 PRINTED 11/17/2026 BY SYS