

COMM NW COR OF SE1/4 OF SE1/4,  
 RUN E 540.73 FT, S 262.12 FT  
 FOR POB, CONT S 36.88 FT,

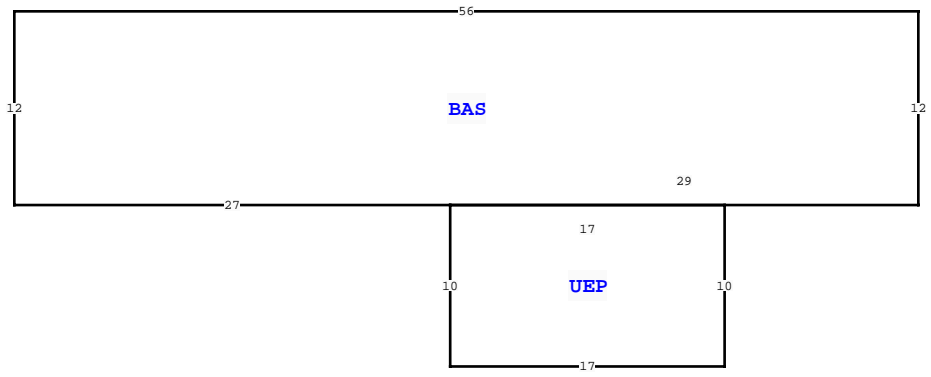
BROWN EMMA LEE  
 134 SW SPEARMINT CT  
 FORT WHITE, FL 32038

**2026**

36-6S-16-04098-005  


| ELEMENT            |                  | CD          | CONSTRUCTION |              |                      |
|--------------------|------------------|-------------|--------------|--------------|----------------------|
| Exterior Wall      | 03               | BELOW AVG.  | 100          |              |                      |
| Roof Structur      | 03               | GABLE/HIP   | 100          |              |                      |
| Roof Cover         | 01               | MINIMUM     | 100          |              |                      |
| Interior Wall      | 04               | PLYWOOD     | 100          |              |                      |
| Interior Floor     | 14               | CARPET      | 90           |              |                      |
| Interior Floor     | 08               | SHT VINYL   | 10           |              |                      |
| Air Condition      | 03               | CENTRAL     | 100          |              |                      |
| Heating Type       | 04               | AIR DUCTED  | 100          |              |                      |
| Bedrooms           |                  | 2           | 100          |              |                      |
| Bathrooms          |                  | 1           | 100          |              |                      |
| Stories            | 1.               | 1.          | 100          |              |                      |
| Architectual Units | 01               | CONV        | 100          | 0 100        |                      |
| Quality            | 01               | 01          |              |              |                      |
| 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                | 672              | 100         |              | 672          | 10,876               |
| UEP                | 170              | 70          |              | 119          | 1,926                |
| TOTALS             | 842              |             |              | 791          | 12,802               |

| MARKET ADJUSTMENTS |            |           |             |                  |                |     |                 |      |      |      |        |
|--------------------|------------|-----------|-------------|------------------|----------------|-----|-----------------|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB | EYB             | ECON | FNCT | NORM | % COND |
| 1                  | MOBILE HME | 100%      | - 2011      |                  |                |     |                 |      |      |      |        |
|                    |            |           |             | Heated Area: 672 |                |     | HX Base Yr 2011 |      |      |      |        |



12 56 12  
27 29 17 10 10 17

BAS  
UEP

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 12,802   |
| TOTAL MARKET OB/XF VALUE  |           |             | 8,200    |
| TOTAL LAND VALUE - MARKET |           |             | 29,760   |
| TOTAL MARKET VALUE        |           |             | 50,762   |
| SOH/AGL Deduction         |           |             | 23,303   |
| ASSESSED VALUE            |           |             | 27,459   |
| TOTAL EXEMPTION VALUE     | HX HB SX  |             | 27,459   |
| BASE TAXABLE VALUE        |           |             | 0        |
| TOTAL JUST VALUE          |           |             | 50,762   |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 47,042   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |
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|            |             |     |        |
|            |             |     |        |

| SALES DATA                |           |           |     |     |        |            |
|---------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1289/0259                 | 2/03/2015 | WD U      | U   | V   | 30     | 100        |
| GRANTOR: PHILLIP JONES    |           |           |     |     |        |            |
| GRANTEE: EMMA LEE BROWN   |           |           |     |     |        |            |
| 1167/2474                 | 2/06/2009 | WD U      | U   | V   | 11     | 100        |
| GRANTOR: CLARA NELL JONES |           |           |     |     |        |            |
| GRANTEE: EMMA LEE 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              | 0120       | CLFENCE 4   | 0       | 100 | 0 | 0     | UT | 0.00     | 0.00           | 100       | 2010    | 2010        | 3 | 100    | 600             |       |
| 2              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     | UT | 0.00     | 0.00           | 100       | 2015    | 2015        | 3 | 100    | 600             |       |
| 3              | 9945       | Well/Sept   | 0       | 100 | 0 | 0     | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |

| TOTAL OB/XF |         |          |            |           |         |     |  |  |  |  |  | 8,200 |  |  |  |  |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|-------|--|--|--|--|
| BLD DATE    | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |     |  |  |  |  |  |       |  |  |  |  |
|             |         |          | 05/06/2026 |           |         | MLU |  |  |  |  |  |       |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S12 E27 UEP= S10 E17 N10 W17\$ E29 N12\$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 8,200  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| 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  | 1.17        | AC        |     | 1.00        | 1.00   | 1.00    | 16,000.00  | 16,000.00      | 18,720     |                             |      |         |      |     |    |        |  |  |  |  |
| 2                | 0000     | C   | VAC RES              | 100 |     |          | 0.00  | 0.00  | 0.69        | AC        |     | 1.00        | 1.00   | 1.00    | 16,000.00  | 16,000.00      | 11,040     |                             |      |         |      |     |    |        |  |  |  |  |