(AKA PRCL 14 BRIAR PATCH ESTATES
COMM SW COR, RUN E 590.29 FT FOR
692.63 FT, N 627 FT, W 692.64 FT

CLARK LINDA
354 SW BACKWOODS GLEN
FORT WHITE, FL 32038

2023

05-7S-16-04138-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

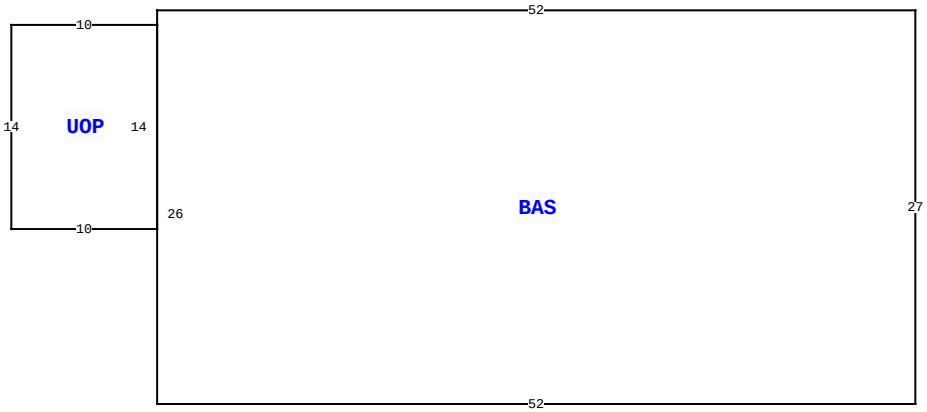
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5716.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	58,324
UOP	140	25	35	1,454
TOTALS	1,544		1,439	59,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,439	100.7100	75.53	108,688	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 – 100% - 2020 HX Base Yr 2020



354 SW BACKWOODS GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		59,778
TOTAL MARKET OB/XF VALUE		7,650
TOTAL LAND VALUE - MARKET		75,150
TOTAL MARKET VALUE		142,578
SOH/AGL Deduction		97,658
ASSESSED VALUE		44,920
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		19,920
TOTAL JUST VALUE		142,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1389/0793	6/21/2019	WD	U	I	12	70,000
GRANTOR: MTGLQ INVESTORS, LP						
GRANTEE: LINDA CLARK						
1384/1277	5/08/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: MTGLQ INVESTORS, LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S1 UOP= W10 S14 E10 N14$ S26 E52 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	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 7,650

LN	USE CODE	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	MBL HM	100		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,150							

REVIEW DATE 06/22/2015 BY TW Total Acres: 10.02 Total Land Value: 75,150 Market: 0 Agricultural: 0 Common: 75,150 PRINTED 05/10/2023 BY SYS