

BROWN JULIA DAWN
212 SW BRYANT AVE
FORT WHITE, FL 32038

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	4										
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0100		01		1,261		114.0000		127.68		161,004		1920		2015		0		0		0		12.50		87.50		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		1		SINGLE FAM		100%		- 2022		Heated Area: 1086		HX Base Yr 2022																Tax Group: 4					Tax Dist:				
Roof Cover		14		PREFIN MT 100																												BUILDING MARKET VALUE					140,878				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					704				
Interior Floo		12		HARDWOOD 50																												TOTAL LAND VALUE - MARKET					9,702				
Interior Floo		14		CARPET 50																												TOTAL MARKET VALUE					151,284				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					15,485				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					135,799				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					HX HB 50,722				
Bathrooms				1 100																												BASE TAXABLE VALUE					85,077				
Frame		01		NONE 100																												TOTAL JUST VALUE					151,284				
Stories		1.		1. 100																												NCON VALUE					0				
Architectual		05		CONV 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					153,297				
Condition Adj		03		03 100																												SALE:2:1: NE1/4 LOT 45, TOWN OF FORT WHITE									
Kitchen Adjus		01		01 100																												SALE:1:1: NE1/4 LOT 45 TOWN OF FT WHITE									
Quality		05		05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																	02				
NEIGHBORHOOD/LOC		16.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,086		100				1,086		121,328																															
FOP		288		30				86		9,608																															
FST		66		55				36		4,022																															
UCP		266		20				53		5,921																															
TOTALS		1,706						1,261		140,878																															
EXTRA FEATURES										212 SW BRYANT AVE, FORT WHITE										BLD DATE				LGL DATE		04/20/2022		MLU													
										XF DATE										LAND DATE																					
										INC DATE										AG DATE																					
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	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3	60	648																									
2	0040	BARN, POLE	0	100	8	7	56.00	UT	2.50	2.50	40	1993	1993	3	40	56																									