0.50 AC BEING PART OF LOT 5, BLK
SPRINGS COMMUNITY PHASE 1-B DESC
COR OF SE1/4 OF SEC, RUN SOUTH 1

BROSHAR MICHAEL W/BROSHAR LISA
993 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2026

01-7S-15-04149-315

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

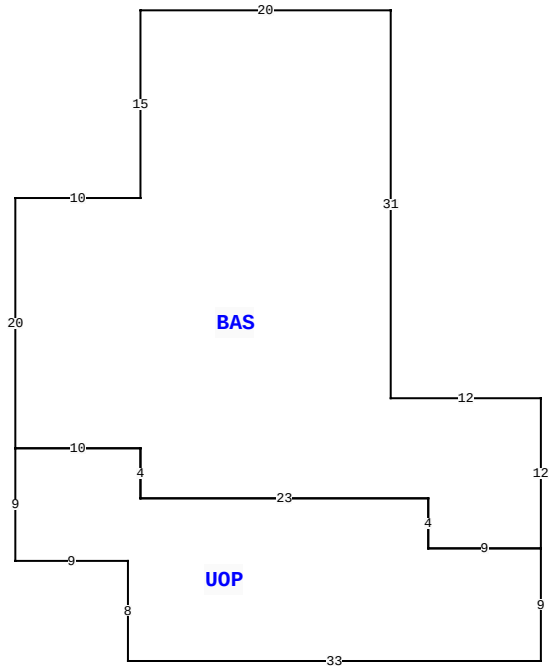
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 60
Roof Cover	05	CORG ASB 40
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100		1,112	58,445
UOP	478	20		96	5,046
TOTALS	1,590			1,208	63,491

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	72.1937	80.86	97,679	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1112 HX Base Yr



192 SW MONUMENT LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,491
TOTAL MARKET OB/XF VALUE	4,776
TOTAL LAND VALUE - MARKET	9,800
TOTAL MARKET VALUE	78,067
SOH/AGL Deduction	0
ASSESSED VALUE	78,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,067
TOTAL JUST VALUE	78,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1375	11/07/2023	PR	U	I	19	100
GRANTOR: BROSHAR MICHAEL W (AS						
GRANTEE: BROSHAR MICHAEL W						
1486/2374	3/20/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BROSH						
GRANTEE: BROSHAR MICHAEL W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N31 W20 S15 W10 S20 UOP= S9 E9 S8 E33 N9 W9 N4 W23 N4W10 $ E10 S4 E23 S4 E9 N12 $.

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	0	8	14	112.00	UT	7.50	7.50	50	0	0	3	50	420	
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008	2008	3	100	900	
3	0296	SHED METAL	0	0	24	12	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	

LAND DESCRIPTION

TOTAL OB/XF 4,776

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	0.70	14,000.00	9,800.00	9,800							

REVIEW DATE 06/30/2015 BY TW Total Acres: 0.50 Total Land Value: 9,800 Market: 0 Agricultural: 0 Common: 9,800 PRINTED 11/20/2025 BY SYS