LOT 18 APPALACHIE TRACE UNR: COM
RUN S 1376.48 FT FOR POB, CONT S
N 65 DEG W 439.43 FT TO E END OF

BROOKS DONALD K/BROOKS JACLYN C
407 SW CHIEFLAND LN
FORT WHITE, FL 32038

2026

03-6S-16-03766-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

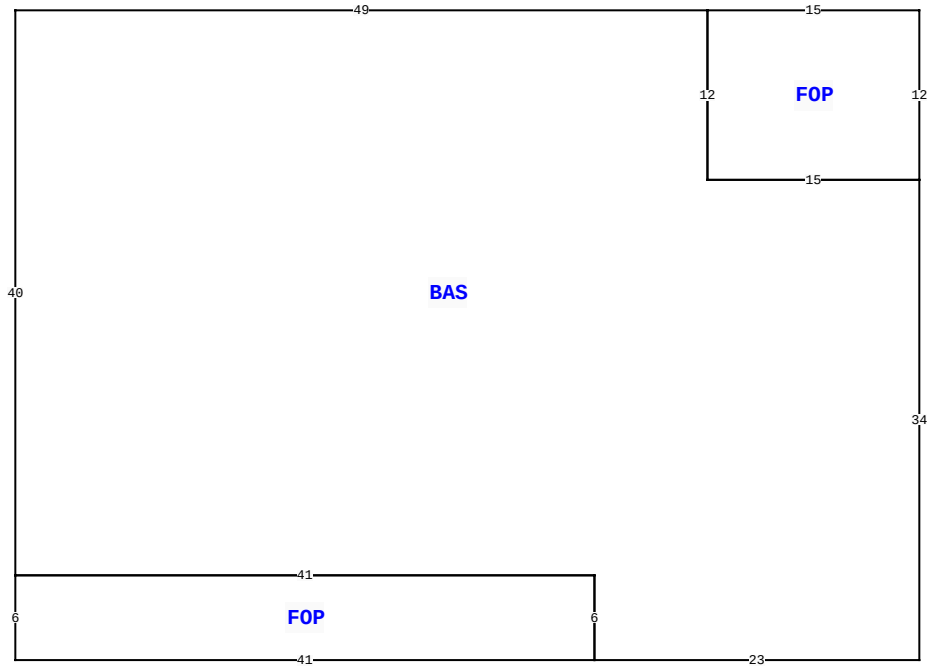
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3616.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,518	100		2,518	254,083
FOP	180	30		54	5,449
FOP	246	30		74	7,467
TOTALS	2,944			2,646	266,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,646	114.0480	127.73	337,974	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2518 HX Base Yr 2005



326 SW CHIEFLAND LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,999
TOTAL MARKET OB/XF VALUE		18,296
TOTAL LAND VALUE - MARKET		160,720
TOTAL MARKET VALUE		297,794
SOH/AGL Deduction		114,148
ASSESSED VALUE		183,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		132,924
TOTAL JUST VALUE		446,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052507	Roof Replacement	21,420	03/05/2025
39487	M H	0	03/18/2020
29184	MAINT/ALTR	25	02/15/2010
21590	SFR	707	03/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0960/1751	8/15/2002	WD	Q	V		26,000
GRANTOR: COLUMBIA TIMBERLANDS						
GRANTEE: DONALD & JACLYN BRO						
0948/1879	2/20/2002	CT	Q	V	01	500
GRANTOR: CLERK OF COURT (WINST						
GRANTEE: COUMBIA TIMBERLANDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S40 FOP= S6 E41 N6 W41$ E41 S6 E23 N34 FOP= N12 W15 S12 E15$ W15 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	564.00	UT	2.00	2.00	100	2004	2004	3	100	1,128	
3	0294	SHED WOOD/	0	100	0	0	120.00	UT	7.50	7.50	70	2002	2002	3	70	630	
4	0252	LEAN-TO W/	0	100	10	25	250.00	UT	1.25	1.25	100	2006	2006	3	100	313	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0252	LEAN-TO W/	0	100	10	25	250.00	UT	2.50	2.50	100	2006	2006	3	100	625	
7	0030	BARN,MT	0	0	32	25	800.00	UT	6.75	6.75	100	2006	2006	3	100	5,400	
8	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2020	2020	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,296

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	7,000.00	6,300.00	6,300							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	22.06	AC		1.00	1.00	1.00	281.00	281.00	6,199							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	22.06	AC		1.00	1.00	1.00	7,000.00	7,000.00	154,420							

REVIEW DATE 05/21/2020 BY JB Total Acres: 23.06 Total Land Value: 12,499 Market: 154,420 Agricultural: 6,199 Common: 6,300 PRINTED 11/18/2025 BY SYS