W1/2 OF NE1/4 LYING W OF OLD LAK
SW1/4 OF NE1/4 LYING S OF BELLAM
AC DESC ORB 796-2083 & EX 10.01

BROWN MARVIN
1908 SW SCRUBTOWN RD
FORT WHITE, FL 32038

2025

04-7S-17-09887-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/15/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	66,420
TOTAL MARKET VALUE	3,284
SOH/AGL Deduction	0
ASSESSED VALUE	3,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,284
TOTAL JUST VALUE	66,420
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11359	M H	125	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
371/185	11/29/1976	WD	Q	V	01	7,714

GRANTOR: HILL CEOLA
GRANTEE: BROWN MARVIN

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.38	AC		1.00	1.00	1.00	445.00	445.00	3,284							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.38	AC		1.00	1.00	1.00	9,000.00	9,000.00	66,420							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 7.38 Total Land Value: 3,284 Market: 66,420 Agricultural: 3,284 Common: 0 PRINTED 07/29/2025 BY SYS