NE1/4 OF SW1/4 N OF FOLLOWING
LINE: BEG SE COR OF NE1/4 OF
SW1/4, RUN N 893.21 FT TO POB,

BROWN MARVIN ETAL
1908 SW SCRUBTOWN RD
FT WHITE, FL 32038

2025

05-7S-17-09909-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	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	04/08/2025 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	113,220
TOTAL MARKET VALUE	3,529
SOH/AGL Deduction	0
ASSESSED VALUE	3,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,529
TOTAL JUST VALUE	113,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,220

LAND:2:1: JOINS 09911-000 TOTAL 48.93 AC

LAND:1:1: JOINS 9911-000 TOTAL 48.93 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0483/0723	1/29/1982	WD	Q	V	01	81

GRANTOR: JOHN H HIXON & J ELAI

GRANTEE: ANNIE MAE BROWN

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.58	AC		1.00	1.00	1.00	280.00	280.00	1,562							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.58	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,220							
3	5600	A	TIMBER 3	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 12.58 Total Land Value: 3,529 Market: 113,220 Agricultural: 3,529 Common: 0 PRINTED 08/04/2025 BY SYS