COMM SW COR OF SW1/4 OF SE1/4,
OF NE1/4, RUN N 144.02 FT FOR
POB, CONT N 291.20 FT, E 150

BROWN SHANNON
1211 SW SCRUBTOWN RD
FT WHITE, FL 32038

2026

08-7S-17-09944-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

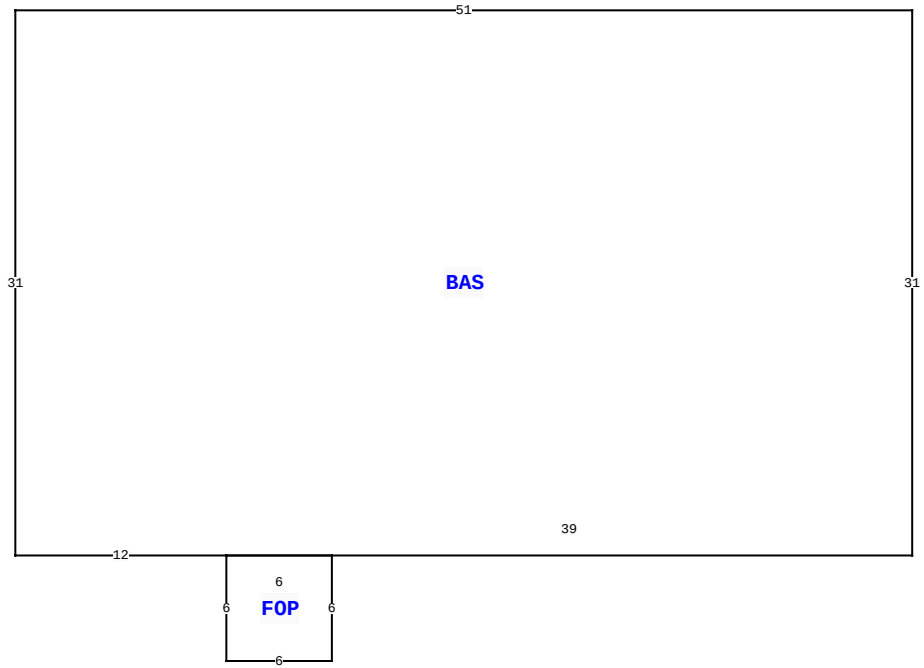
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100		1,581	171,562
FOP	36	30		11	1,194
TOTALS	1,617			1,592	172,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,592	112.6620	126.18	200,879	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1581 HX Base Yr 2012



1211 SW SCRUBTOWN RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,756
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		187,556
SOH/AGL Deduction		62,887
ASSESSED VALUE		124,669
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,947
TOTAL JUST VALUE		187,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29399	SFR	496	05/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/2600	4/21/2011	WD	U	V	11	100
GRANTOR: ERNEST & GERALDINE BR						
GRANTEE: SHANNON BROWN						
1193/2625	5/07/2010	QC	U	V	11	100
GRANTOR: ERNEST & GERALDINE BR						
GRANTEE: SHANNON BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S31 E12 FOP= S6 E6 N6 W6$ E39 N31$.

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	0166	CONC,PAVMT	0	100	20	20	400.00	UT	2.00	2.00	100	2011	2011	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 11/17/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 09/19/2025 BY SYS