S1/2 OF NW1/4 OF NE1/4, EX THE N 13.33 AC & N1/2 OF SW1/4 OF NE1/4, EX THE S 13.33 AC.

HOLDER TONYA BROWN
1804 HENSLEY DR
ROCKLEDGE, FL 32955

**2026**

**08-7S-17-09954-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

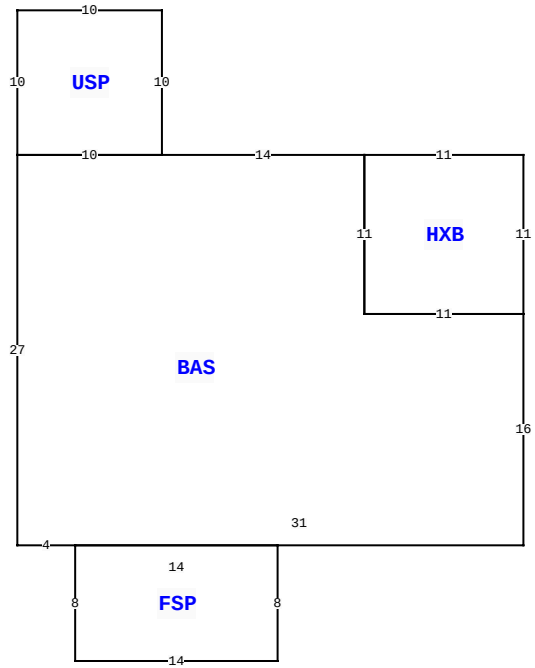
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 01 | MINIMUM 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 5000 | IMPROVED AG |
| 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 | 824 | 100 | | 824 | 32,634 |
| FSP | 112 | 40 | | 45 | 1,782 |
| HXB | 121 | 100 | | 121 | 4,792 |
| USP | 100 | 35 | | 35 | 1,386 |
| TOTALS | 1,157 | | | 1,025 | 40,594 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,025 | 54.4050 | 60.93 | 62,453 | 1980 | 1980 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr




1018 SW SCRUBTOWN RD, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 40,594 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 119,970 |
| TOTAL MARKET VALUE | 53,046 |
| SOH/AGL Deduction | 3,214 |
| ASSESSED VALUE | 49,832 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,832 |
| TOTAL JUST VALUE | 160,564 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 160,564 |

BLDG:1:1: HX BASE PULLED OUT DUE TO 1/9 HX:AE IS *

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0958/2589 | 5/28/2002 | WD | Q | V | 06 | 100 |

GRANTOR: CORA LEE BROWN & RAN

GRANTEE: TONYA B HOLDER (AS

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W14 USP= N10 W10 S10 E10$ W10 S27 E4 FSP= S8 E14 N8 W14$ E31 N16 HXB= N11 W11 S11 E11$ W11 N11$.

### EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 12.33 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 3,452 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 12.33 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 110,970 | | | | | | | |

REVIEW DATE 11/17/2017 BY DF Total Acres: 13.33 Total Land Value: 12,452 Market: 110,970 Agricultural: 3,452 Common: 9,000 PRINTED 11/07/2025 BY SYS