

BEG SW COR OF SE1/4 OF SW1/4, RU
E 326.03 FT, S 1335.65 FT, W 326
POB.

BRAZIL THOMAS W/BRAZIL BEVERLY L
522 NW SLEEPY CT
WHITE SPRINGS, FL 32096

2026

18-2S-16-01642-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	14	CARPET 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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		03	
NEIGHBORHOOD/LOC			18216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	134,135
FOP	70	30		21	1,968
FOP	174	30		52	4,874
FOP	416	30		125	11,717
TOTALS	2,091			1,629	152,694

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,629	115.4340	129.29	210,613	2003	2003	0	0	27.50	72.50
4 SINGLE FAM 100% - 2013 Heated Area: 1431 HX Base Yr 2013											
The site map shows a property layout with three main areas: FOP (Front Office Plaza) at the top, BAS (Back Office Area) in the center, and another FOP (Front Office Plaza) at the bottom. The layout is bounded by a street on the left (12' wide) and a street on the right (12' wide). The top FOP area is 36' wide and 12' high. The BAS area is 41' wide and 27' high. The bottom FOP area is 29' wide and 6' high. The total width of the property is 52' (12' + 36' + 4' + 12'). The total depth is 44' (12' + 22' + 10'). The total area is 2,308 sq ft. The map also shows a driveway (14' wide) and a parking area (14' x 25').											
BLD DATE						LGL DATE			04/11/2025 MLU		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN, MT	0 100	30	48	1,440.00	UT	10.00	10.00	100	2000
2	0296	SHED METAL	0 100	10	16	160.00	UT	5.00	5.00	100	2000
3	0166	CONC, PAVMT	0 100	0	0	2,955.00	UT	2.00	2.00	50	2000
4	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2003
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2005
7	0060	CARPORT F	0 100	0	0	1.00	UT	0.00	0.00	100	2013
8	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013
10	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	5.00	AC	1.00
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	5.00	AC	1.00
TOTAL OB/XF 24,455											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	5.00	AC	1.00
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC	1.00
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	5.00	AC	1.00

TOTAL OB/XF 24,455											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
6,500.00	6,500.00	32,500									
445.00	445.00	2,225									
6,500.00	6,500.00	32,500									

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		3
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 3						Tax Dist:						
BUILDING MARKET VALUE						152,694						
TOTAL MARKET OB/XF VALUE						27,455						
TOTAL LAND VALUE - MARKET						65,000						
TOTAL MARKET VALUE						214,874						
SOH/AGL Deduction						103,314						
ASSESSED VALUE						111,560						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						60,838						
TOTAL JUST VALUE						245,149						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						247,782						
XFOB:1:1: SHARMANOR M H												

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