A PART OF LOT 25 ICHETUCKNEE CEA
DESC AS FOLLOWS: COMM SW COR LOT
E 488.90 FT FOR POB, RUN N 264.1

BROWN FAMILY REVOCABLE TRUST DATED JULY 24, 2024
2850 SE 24TH PL
GAINESVILLE, FL 32641

2025

18-6S-16-03865-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

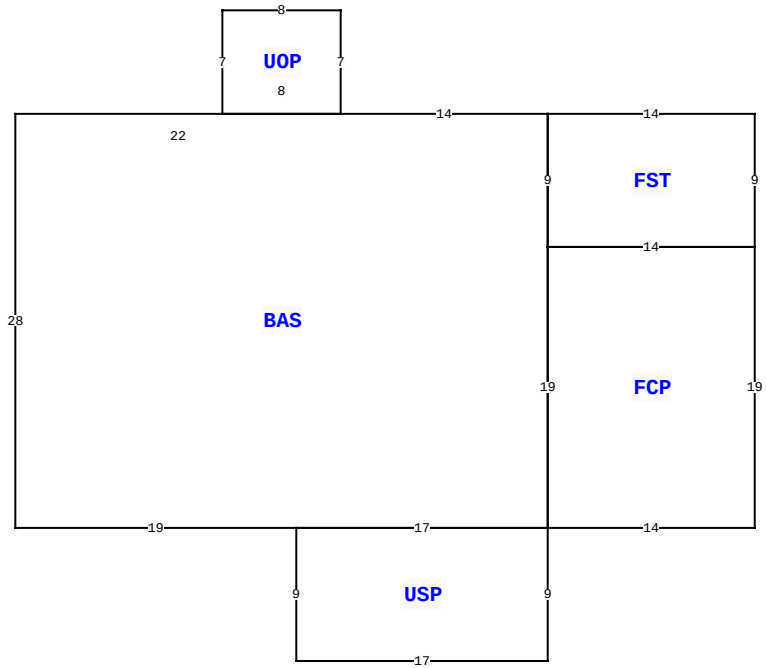
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	76,121
FCP	266	25		66	4,984
FST	126	55		69	5,210
UOP	56	20		11	831
USP	153	35		54	4,078
TOTALS	1,609			1,208	91,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	103.7340	116.18	140,345	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2025 Heated Area: 1008 HX Base Yr



2294 SW JUNCTION RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	91,224
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	116,824
SOH/AGL Deduction	0
ASSESSED VALUE	116,824
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,824
TOTAL JUST VALUE	116,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051694	Electrical Servic	0	12/03/2024
000044774	Remodel	4,200	06/23/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1669	7/24/2024	WD	U	I	11	100
GRANTOR: BROWN EMMA J						
GRANTEE: BROWN FAMILY REVOCA						
1410/0859	12/31/2019	WD	U	I	11	100
GRANTOR: JOSEPH S & & EMMA J B						
GRANTEE: EMMA J BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14UOP= N7 W8 S7 E8 $ W22S28 E19 USP= S9 E17 N9 W17$ E17
FCP= E14 N19 W14 S19$ N19 FST= E14 N9 W14 S9 $ N9$.

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	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1990	1990	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							

REVIEW DATE 02/11/2025 BY TW Total Acres: 2.08 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/21/2025 BY SYS