BEG AT INTERS OF W BNDRY LINE LO
FLORA CREST FARMS UNIT A & N R/W
RUN N 450 FT, E 220 FT, SE'RLY T

CWH LAND LLC
1450 SW TOMMY LITES ST
FORT WHITE, FL 32038

2026

21-4S-17-08659-001

BUILDING CHARACTERISTICS

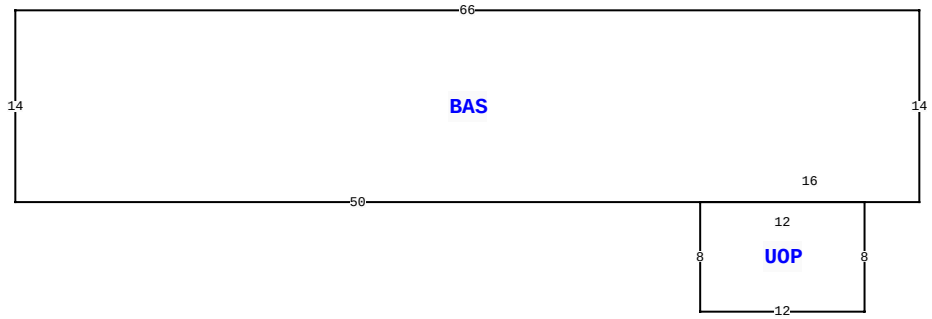
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,115
UOP	96	25		24	548
TOTALS	1,020			948	21,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	948	95.2200	57.13	54,159	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



295 SW COUNTY ROAD 242A , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	21,664
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	37,800
TOTAL MARKET VALUE	43,440
SOH/AGL Deduction	1,006
ASSESSED VALUE	42,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,434
TOTAL JUST VALUE	66,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1198/1656	7/27/2010	WD	U	I	11	100
GRANTOR: SAMUEL FOR D BREWER &						
GRANTEE: CWH LAND LLC						
1055/0003	8/09/2005	WD	Q	I		45,000
GRANTOR: AUDREY SMITH & JANICE						
GRANTEE: SAMUEL FORD BREWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E50 UOP= S8 E12 N8 W12$ E16 N14$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	6200	A	PASTURE 3	0					1.70	AC		1.00	1.00	1.00	280.00	280.00	476							
3	9910	M	MKT.VAL.AG	0					1.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,800							

REVIEW DATE 04/24/2023 BY SPF Total Acres: 2.70 Total Land Value: 14,476 Market: 23,800 Agricultural: 476 Common: 14,000 PRINTED 11/19/2025 BY SYS