BEG SW COR OF NW1/4 OF NE1/4, RU
N 832.48 FT, W 1009.96 FT, S 832
COMM NW COR OF NE1/4, S 366.19 F

BRYAN CHARLES F III
160 SW BRAHMAN GLN
FORT WHITE, FL 32038

2026

23-6S-16-03922-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

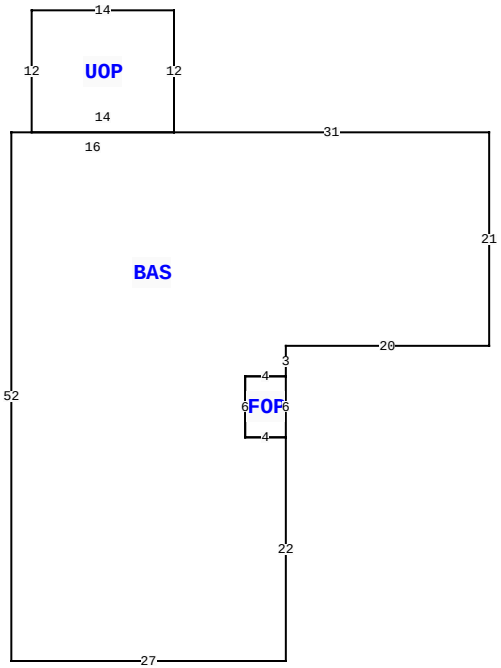
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	179,298
FOP	24	30		7	697
UOP	168	20		34	3,387
TOTALS	1,992			1,841	183,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,841	127.0500	142.30	261,974	1990	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017 Heated Area: 1800 HX Base Yr 2017



160 SW BRAHMAN GLN, 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		183,382
TOTAL MARKET OB/XF VALUE		10,914
TOTAL LAND VALUE - MARKET		123,720
TOTAL MARKET VALUE		207,506
SOH/AGL Deduction		59,604
ASSESSED VALUE		147,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,180
TOTAL JUST VALUE		318,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/2277	11/15/2023	QC	U	I	11	100
GRANTOR: BRYAN JENNIFER L						
GRANTEE: BRYAN CHARLES F BRY						
1362/1857	6/12/2018	WD	U	V	11	100
GRANTOR: C & K HOLDINGS LLC						
GRANTEE: CHARLES F III & JEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N12 W14 S12 E14$ W16 S52 E27 N22 FOP= N6W4 S6 E4$ W4 N6 E4 N3 E20 N21$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0327	STABLES-SM	0	100	40	42	1,680.00	UT	5.00	5.00	100	2010	2010	3	100	8,400	
3	0252	LEAN-TO W/	0	100	0	12	276.00	UT	1.50	1.50	100	2010	2010	3	100	414	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,914

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		A-1	0.00	0.00	1.30	AC		1.00	1.00	1.00	6,000.00	6,000.00	7,800							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	19.32	AC		1.00	1.00	1.00	280.00	280.00	5,410							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.32	AC		1.00	1.00	1.00	6,000.00	6,000.00	115,920							

REVIEW DATE 06/08/2015 BY DF Total Acres: 20.62 Total Land Value: 13,210 Market: 115,920 Agricultural: 5,410 Common: 7,800 PRINTED 11/18/2025 BY SYS