W1/2 OF SW1/4 OF SE1/4 OF SW1/4, ORB 1090-704.

BROWN JEREMIAH & CHONTELLE LIVING TRUST DATED DECE
592 SW STEADMAN GLN
FORT WHITE, FL 32038

2026

26-7S-16-04333-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1182 SW TRULUCK TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	17,000
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	57,000
SOH/AGL Deduction	8,600
ASSESSED VALUE	48,400
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,400
TOTAL JUST VALUE	57,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24768	M H	330	07/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2491	12/15/2023	WD	U	I	37	77,000
GRANTOR: HUNTER JAMES CHRISTOP						
GRANTEE: BROWN JEREMIAH & CH						
1491/1073	5/25/2023	QC	U	I	11	100
GRANTOR: ROSS MICHAEL P						
GRANTEE: HUNTER JAMES CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		100	10,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 01/31/2024 BY TP Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/19/2025 BY SYS