COMM SW COR OF SEC, RUN E 82.36
US-41 FOR POB, RUN N ALONG R/W 1
1216.16 FT, S 1020.51 FT, W 1242

BREWER FAMILY TRUST
18585 S US HWY 441
HIGH SPRINGS, FL 32643

2026

27-6S-17-09792-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

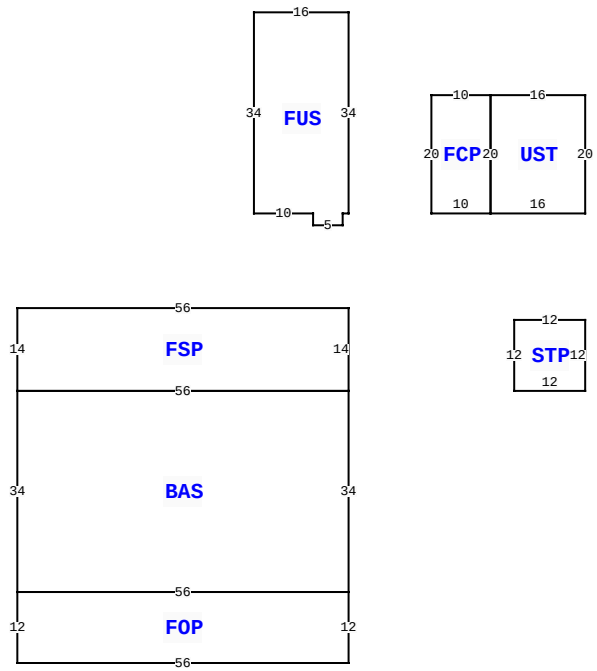
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100		1,904	240,002
FCP	200	25		50	6,303
FOP	672	30		202	25,463
FSP	784	40		314	39,580
FUS	554	100		554	69,833
STP	144	10		14	1,765
UST	320	45		144	18,151
TOTALS	4,578			3,182	401,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,182	165.5062	185.37	589,847	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2016 Heated Area: 2458 HX Base Yr 2016



18585 S US HIGHWAY 441 , HIGH SPRINGS

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		478,769
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		170,100
TOTAL MARKET VALUE		516,644
SOH/AGL Deduction		176,768
ASSESSED VALUE		339,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,154
TOTAL JUST VALUE		658,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		667,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37772	POOL	375	02/20/2019
36556	M H	562	04/10/2018
31362	MAINT/ALTR	50	08/20/2013
7248	SFR	57,000	07/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/2404	3/31/2021	WD	U	I	30	100
GRANTOR: BREWER JOHN RAY						
GRANTEE: BREWER FAMILY TRUST						
1299/0718	7/23/2015	WD	U	I	11	100
GRANTOR: GEORGE EDGAR & CYNTHI						
GRANTEE: JOHN R & BEVERLY BR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N14 W56 S14 E56$ BAS= W56 S34 FOP= S12 E56 N12 W56$ E56 N34$ PTR=N30 FUS= N34 W16 S34 E10 S2 E5 N2 E1$ S30$ PTR=E40 STP= N12 W12 S12 E12$ W40$ PTR= N30 E40 UST= N20 W16 FCP= W10 S20 E10 N20$ S20 E16$S30 W40$.

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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0040	BARN,POLE	0	100	20	50	1,000.00	UT	2.50	2.50	100	2004	2004	3	100	2,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.85	AC		1.00	1.00	1.00	280.00	280.00	2,198							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	17.00	AC		1.00	1.00	1.00	281.00	281.00	4,777							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.85	AC		1.00	1.00	1.00	6,000.00	6,000.00	149,100							
5	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 06/10/2021 BY JB Total Acres: 27.85 Total Land Value: 27,975 Market: 149,100 Agricultural: 6,975 Common: 21,000 PRINTED 11/10/2025 BY SYS

COMM SW COR OF SEC, RUN E 82.36
US-41 FOR POB, RUN N ALONG R/W 1
1216.16 FT, S 1020.51 FT, W 1242

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18585 S US HWY 441
HIGH SPRINGS, FL 32643

2026

27-6S-17-09792-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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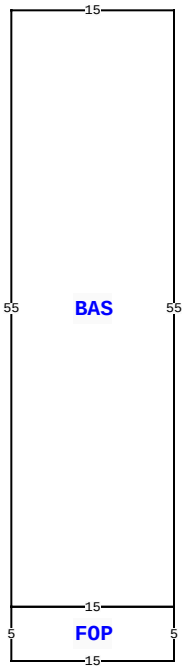
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	825	100		825	75,299
FOP	75	35		26	2,373
TOTALS	900			851	77,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	851	112.9000	106.13	90,317	2018	2018	0	0	0	14.00	86.00

2 MANUF 1 0% - 2016 Heated Area: 825 HX Base Yr 2016



18585 S US HIGHWAY 441 , HIGH SPRINGS

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GRANTOR: GEORGE EDGAR & CYNTHI						
GRANTEE: JOHN R & BEVERLY BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S55 FOP= S5 E15 N5 W15$ E15 N55$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/10/2021 BY JB Total Acres: 27.85 Total Land Value: 27,975 Market: 149,100 Agricultural: 6,975 Common: 21,000 PRINTED 11/10/2025 BY SYS