THAT PORTION OF W1/2 OF E1/2 OF
& E1/2 OF W1/2 OF NW1/4 OF SW1/4
CR-18 & THE W 663.98 FT OF E 995

BROOKER BRIAN JOSEPH
2005 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

29-6S-17-09807-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

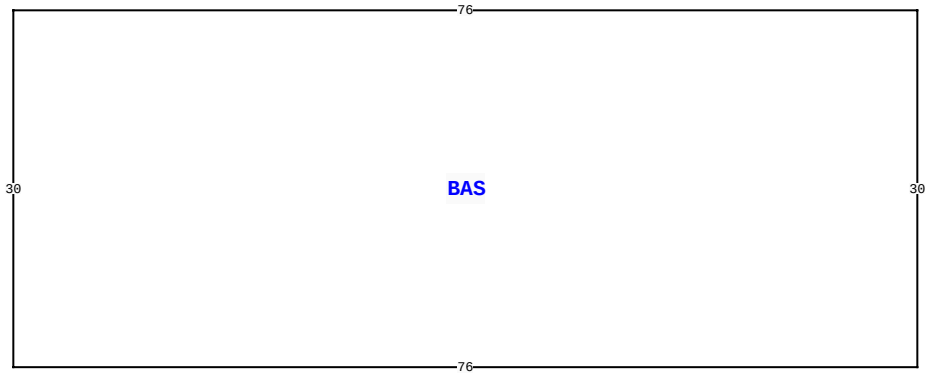
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	204,696
TOTALS	2,280			2,280	204,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	113.7000	106.88	243,686	2018	2017	0	0	0	16.00	84.00

1 MANUF 1 100% - 2018 Heated Area: 2280 HX Base Yr 2018



2005 SW COUNTY ROAD 18 , 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		204,696
TOTAL MARKET OB/XF VALUE		26,400
TOTAL LAND VALUE - MARKET		119,250
TOTAL MARKET VALUE		247,404
SOH/AGL Deduction		48,511
ASSESSED VALUE		198,893
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		148,171
TOTAL JUST VALUE		350,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37636	STORAGE	0	01/15/2019
35825	M H	411	09/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/0065	4/18/2017	WD	Q	V	03	71,000
GRANTOR: JEFFREY JEDENASTY						
GRANTEE: BRIAN JOSEPH BROOKE						
1331/2235	1/28/2017	PR	U	V	30	100
GRANTOR: JEROME R FORTON PR FO						
GRANTEE: JEFFREY JEDENASTY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

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	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	16.00	16.00	100	2019	2019	3	100	19,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 26,400

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	100		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,250							
2	5600	A	TIMBER 3	100					18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
3	9910	M	MKT.VAL.AG	100					18.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	108,000							

REVIEW DATE 02/26/2019 BY DF Total Acres: 19.25 Total Land Value: 16,308 Market: 108,000 Agricultural: 5,058 Common: 11,250 PRINTED 10/07/2025 BY SYS