LOT 6 BLOCK B HOLLINGSWORTH ESTA
718-366, 721-097, 741-013, 890-1

HOLBROOK DYLAN CHRISTOPHER/HOLBROOK JULIA JEANETTE
266 SW BRIGHTON CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-226

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

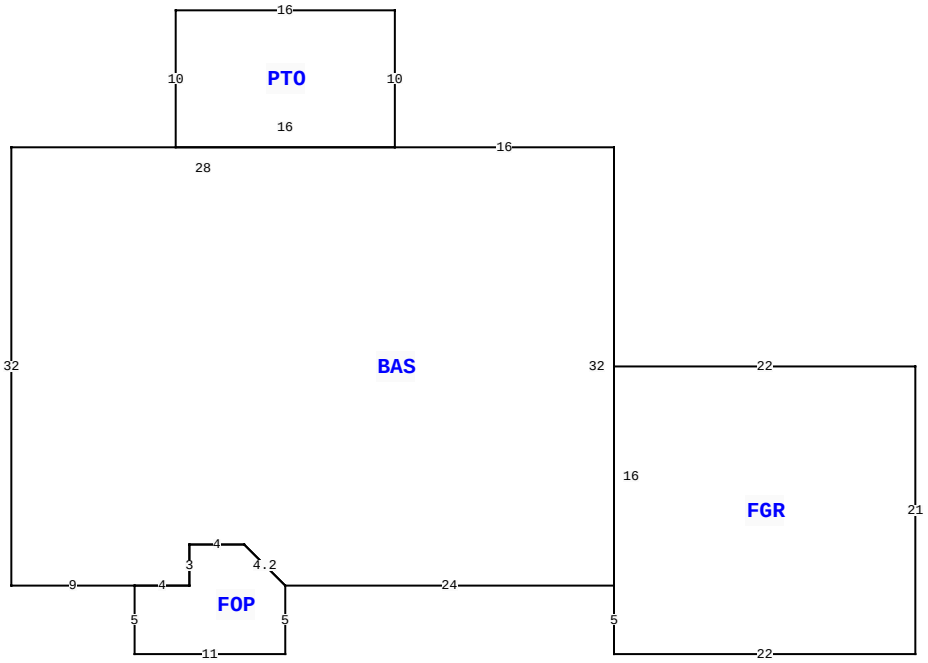
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	123,935
FGR	462	55		254	22,615
FOP	72	30		22	1,958
PTO	160	5		8	712
TOTALS	2,086			1,676	149,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	112.6000	126.11	211,360	2001	2001	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 2018 Heated Area: 1392 HX Base Yr 2018



266 SW BRIGHTON CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,220
TOTAL MARKET OB/XF VALUE		3,432
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		167,652
SOH/AGL Deduction		48,438
ASSESSED VALUE		119,214
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,492
TOTAL JUST VALUE		167,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,231

SALE:2:1: LOT 6, BLOCK B, HOLLINGSWORTH ESTATES

SALE:1:1: LOT 6, BLK B, HOLLINGSWORTH ESTATES

LAND:1:1: LOT 6 BLOCK B HOLLINGSWORTH ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18610	SFR	239	08/15/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/1527	2/03/2017	WD	Q	I	01	144,000
GRANTOR: STEVEN & MICHELLE GRE						
GRANTEE: DYLAN C & JULIA J H						
0933/0322	8/10/2001	WD	Q	V		11,000
GRANTOR: COOK REAL ESTATE INVE						
GRANTEE: STEVEN & MICHELLE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W16 S10 E16$ W28 S32 E9 FOP= S5 E11 N5 U3 L3 W4 S3 W4$ E4 N3 E4 R3 D3 E24 FGR= S5 E22 N21 W22 S16$ N32$.

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	0166	CONC,PAVMT	0	100	0	0	1,188.00	UT	1.50	1.50	100	2001	2001	3	100	1,782	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	5.50	5.50	100	2010	2010	3	100	1,650	

LAND DESCRIPTION

TOTAL OB/XF 3,432

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	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/22/2015 BY DF Total Acres: 0.72 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/29/2025 BY SYS