LOTS 2, 5 & 6 BLOCK C HOLLINGSWO
687-5, 790-327, 946-241, TD 1274

STEPHENS ADAM SR
229 SW BRIGHTON CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-242

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

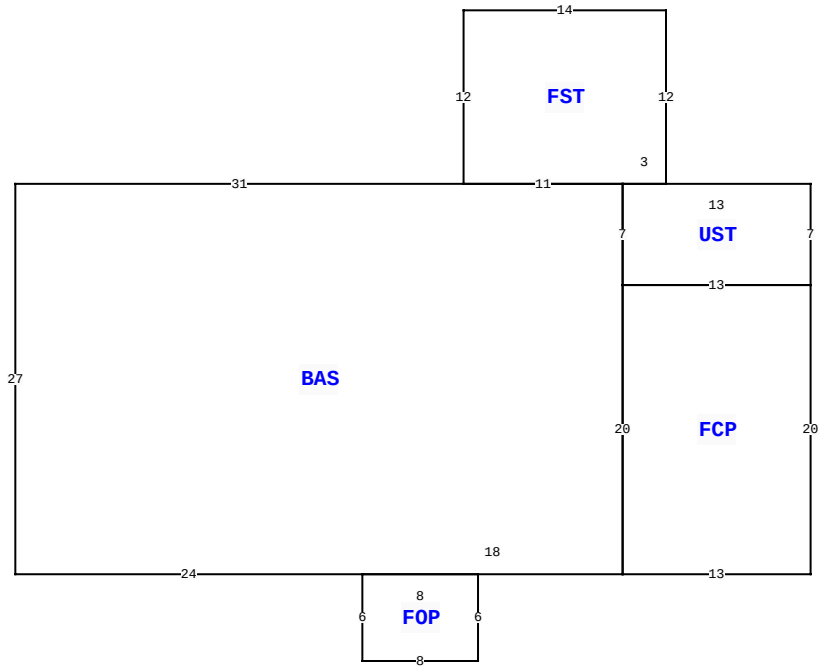
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,134	100		1,134	119,079
FCP	260	25		65	6,826
FOP	48	30		14	1,470
FST	168	55		92	9,661
UST	91	45		41	4,306
TOTALS	1,701			1,346	141,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,346	117.2000	131.26	176,676	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2021 Heated Area: 1134 HX Base Yr 2021



229 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		141,341
TOTAL MARKET OB/XF VALUE		3,982
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		190,323
SOH/AGL Deduction		34,965
ASSESSED VALUE		155,358
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,636
TOTAL JUST VALUE		190,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,090

SALE:1:1: LOT 4 BLK B LOTS 1 & 2 BLK C

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22548	SFR	325	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1400/1916	11/27/2019	LE	U	I	14	100
GRANTOR: BETTY F BREWER (LE)						
GRANTEE: ADAM STEPHENS (RMDR						
1301/2306	9/30/2015	WD	Q	V	05	11,500
GRANTOR: BUILDING FUTURES LLC						
GRANTEE: BETTY F BREWER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S27 E24 FOP= S6 E8 N6 W8$ E18 FCP= E13 N20 W13 S20$ N20 UST= E13 N7 W13 S7$ N7 FST= E3 N12 W14 S12 E11$ W11$.

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	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	9.00	100	2005	2005	3	100	2,592	
3	0166	CONC,PAVMT	0	100	0	0	436.00	UT	2.50	2.50	100	2005	2005	3	100	1,090	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,982

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							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 06/22/2015 BY DF Total Acres: 1.89 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 10/29/2025 BY SYS