LOT 12 BLOCK 2 UNIT 23 THREE RIV
475-404, 771-2250, 782-2279, 973

BROWN DAVID A/BROWN KAREN MARTIN
952 SW KENTUCKY ST
FORT WHITE, FL 32038

2027

00-00-00-01437-012

BUILDING CHARACTERISTICS

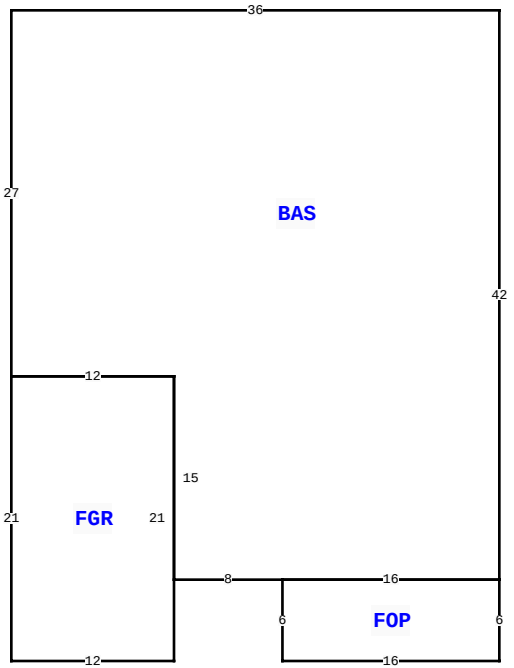
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,332	100		1,332	139,883
FGR	252	55		139	14,598
FOP	96	30		29	3,045
TOTALS	1,680			1,500	157,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,500	116.4240	128.07	192,105	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2009 Heated Area: 1332 HX Base Yr 2009



952 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,526
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		181,926
SOH/AGL Deduction		64,631
ASSESSED VALUE		117,295
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,884
TOTAL JUST VALUE		181,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/1811	10/17/2006	WD	U	V		131,000
GRANTOR: TRULY CUSTON INC						
GRANTEE: DAVID & KAREN BROWN						
1096/1231	9/13/2006	WD	Q	V	03	25,000
GRANTOR: ANTONIO & LISA OLMOS						
GRANTEE: TRULY CUSTOM INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 FGR= S21 E12 N21 W12$ E12 S15 E8 FOP= S6 E16 N6 W16$ E16 N42 $.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/08/2015 BY RP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS