FORT WHITE: NE1/4 BLOCK 45.
667-356-361, 736-34, 800-734, WD

BROWN JULIA DAWN
212 SW BRYANT AVE
FORT WHITE, FL 32038

2027

00-00-00-14397-000

BUILDING CHARACTERISTICS

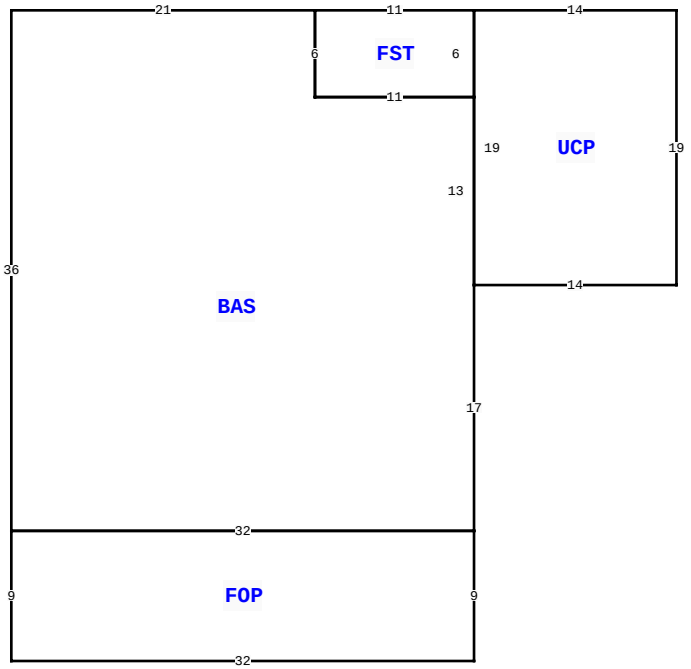
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,086	100		1,086	119,161
FOP	288	30		86	9,436
FST	66	55		36	3,950
UCP	266	20		53	5,815
TOTALS	1,706			1,261	138,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,261	114.0000	125.40	158,129	1920	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2022 Heated Area: 1086 HX Base Yr 2022



212 SW BRYANT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	60	1993	1993	3	60	648	
2	0040	BARN,POLE	0	100	8	7	56.00	UT	2.50	2.50	40	1993	1993	3	40	56	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		138,363
TOTAL MARKET OB/XF VALUE		704
TOTAL LAND VALUE - MARKET		9,702
TOTAL MARKET VALUE		148,769
SOH/AGL Deduction		9,303
ASSESSED VALUE		139,466
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,055
TOTAL JUST VALUE		148,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,284

SALE:2:1: NE1/4 LOT 45, TOWN OF FORT WHITE

SALE:1:1: NE1/4 LOT 45 TOWN OF FT WHITE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/1254	7/15/2021	WD	Q	I	01	165,000
GRANTOR: WOOD HANNAH BETH						
GRANTEE: BROWN JULIA DAWN						
1266/1380	12/04/2013	WD	Q	I	01	50,000
GRANTOR: DANIEL D CASTRO						
GRANTEE: HANNAH BETH WOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S36 FOP= S9 E32 N9 W32$E32 N17 UCP= E14 N19 W14 S19$ N13 FST= N6 W11 S6 E11$ W11 N6$.

LAND DESCRIPTION

TOTAL OB/XF 704

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			0.00	0.00	11,025.00	SF		1.00	1.00	1.10	0.80	0.88	9,702							

REVIEW DATE 06/17/2015 BY DF Total Acres: 0.25 Total Land Value: 9,702 Market: 0 Agricultural: 0 Common: 9,702 PRINTED 11/17/2026 BY SYS