

AKA LOT 1 BLK 4 WILSON SPRINGS C  
 COMM NE COR OF SE1/4, RUN S 2186  
 OF SW MEMORIAL DR, RUN S 48 DEG

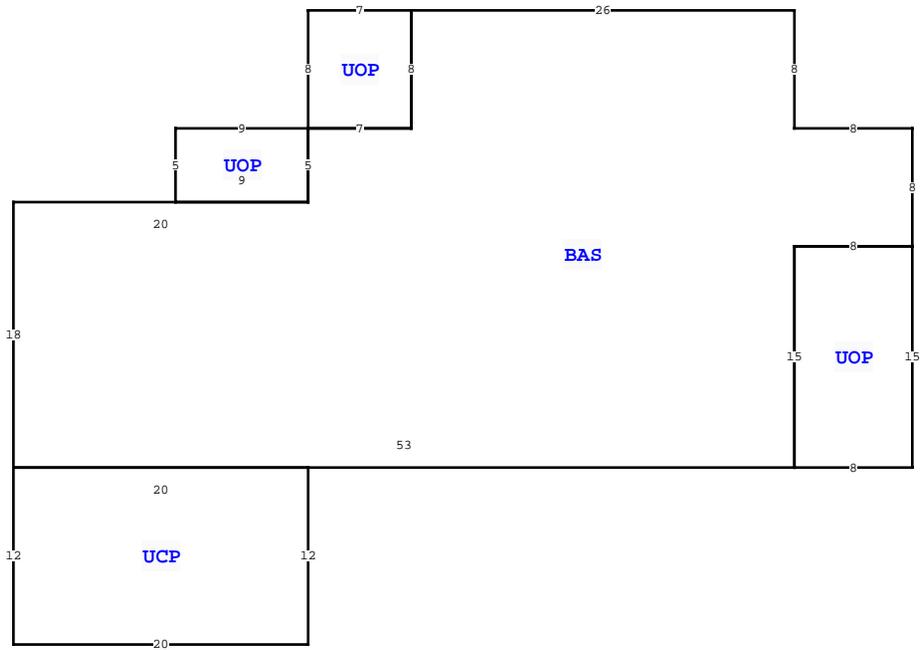
BROOKS RANDALL  
 106 SW ROSE LN  
 FORT WHITE, FL 32038

**2026**

01-7S-15-04149-401  


| ELEMENT |                                  | BUILDING CHARACTERISTICS |  |
|---------|----------------------------------|--------------------------|--|
| CD      | CONSTRUCTION                     |                          |  |
| 08      | WD OR PLY 100                    |                          |  |
| 03      | GABLE/HIP 100                    |                          |  |
| 12      | MODULAR MT 100                   |                          |  |
| 02      | WALL BD/WD 100                   |                          |  |
| 14      | CARPET 90                        |                          |  |
| 08      | SHT VINYL 10                     |                          |  |
| 03      | CENTRAL 100                      |                          |  |
| 04      | AIR DUCTED 100                   |                          |  |
|         | Bedrooms 4 100                   |                          |  |
|         | Bathrooms 1 100                  |                          |  |
|         | Frame NONE 100                   |                          |  |
| 1.1     | 1.100                            |                          |  |
| 05      | CONV 100                         |                          |  |
|         | Units 0 100                      |                          |  |
| 03      | 03 100                           |                          |  |
| 01      | 01 100                           |                          |  |
| 03      | 03                               |                          |  |
| 0100    | SINGLE FAMILY                    |                          |  |
|         | MAP NUM MKT AREA 02              |                          |  |
|         | NEIGHBORHOOD/LOC 6716.0400 1.00/ |                          |  |
|         | TOTALS 1,852 1,483 88,230        |                          |  |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 1,483     | 81.7200     | 91.53          | 135,739        | 1935 | 1960 | 0    | 0    | 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 2011 Heated Area: 1391 HX Base Yr 2011 |     |           |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3       |
|---------------------------|-----------|-------------|---------|
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 3              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 88,230  |
| TOTAL MARKET OB/XF VALUE  |           |             | 1,800   |
| TOTAL LAND VALUE - MARKET |           |             | 14,000  |
| TOTAL MARKET VALUE        |           |             | 104,030 |
| SOH/AGL Deduction         |           |             | 43,098  |
| ASSESSED VALUE            |           |             | 60,932  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 35,932  |
| BASE TAXABLE VALUE        |           |             | 25,000  |
| TOTAL JUST VALUE          |           |             | 104,030 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 104,030 |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000050182  | Roof Replacement | 4,800 | 06/21/2024 |

| SALES DATA        |            |           |     |     |        |            |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0970/1513         | 12/18/2002 | WD        | Q   | V   |        | 15,000     |

GRANTOR: WILSON SPRINGS INC  
 GRANTEE: DORIS BROOKS AS TO

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/13/2025 | MLU     |

| BUILDING NOTES   |  |
|--|--|
| BUILDING DIMENSIONS  |  |
| BAS= W26 UOP= W7 S8 E7 N8\$ S8 W7 UOP= W9 S5 E9 N5\$ S5 W20 S18<br>UCP= S12 E20 N12 W20\$ E53 UOP= E8 N15 W8 S15 \$ N15 E8 N8 W8 N8\$. |  |

| EXTRA FEATURES |            |             |         |     |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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 | 0     | 0  |       | 1.00           | UT        | 0.00    |             |   |        | 1,600           |       |
| 2              | 0260       | PAVEMENT-A  | 0       | 100 | 0     | 0  |       | 1.00           | UT        | 0.00    |             |   |        | 200             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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  | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 14,000.00  | 14,000.00      | 14,000     |                             |      |         |      |     |    |        |