

LOT 37 APPALACHIE TRACE UNR:
 COMM NW COR, RUN S 1418.64 FT
 FOR POB, SE 77 DEG 433.91 FT,

BROOKS DONALD K/BROOKS JACLYN C
 407 SW CHIEFLAND LANE
 FORT WHITE, FL 32038

2026

02-6S-16-03766-137


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 19,400 TOTAL LAND VALUE - MARKET 110,110 TOTAL MARKET VALUE 32,932 SOH/AGL Deduction 8,256 ASSESSED VALUE 24,676 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,676 TOTAL JUST VALUE 129,510 NCON VALUE 12,400 INCOME VALUE PREVIOUS YEAR MKT VALUE 102,095											
																				PERMIT NUM DESCRIPTION AMT ISSUED 26597 M H 536 01/11/2008											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE 1016/0957 4/15/2004 WD Q V 33,000 GRANTOR: COLUMBIA TIMBERLANDS GRANTEE: DONALD K & JACLYN C 1009/1996 3/03/2004 CT U V 24,500 GRANTOR: CLERK OF COURT (D VID) GRANTEE: COLUMBIA TIMBERLAND											
DOR CODE 5600 TIMBERLAND 70-79										MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 3616.0100 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										497 SW CHIEFLAND LN, FORT WHITE										BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE											
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
2	0040	BARN, POLE	0	0	40	62	1.00	UT	12,400.00	12,400.00	100	2026	2025	100	12,400																
TOTAL OB/XF 19,400																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000														
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	281.00	281.00	2,532														
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,110														
REVIEW DATE 04/20/2026 BY ks Total Acres: 10.01 Total Land Value: 13,532 Market: 99,110 Agricultural: 2,532 Common: 11,000 PRINTED 06/10/2026 BY SYS																															