(AKA LOT 6 BRIAR PATCH ESTATES U
COMM NE COR OF SW1/4, RUN S 657.
FT FOR POB, CONT W 663.88 FT, SO

MONTEIRO ROGERIO/MONTEIRO ELIJAMIRA DA SILVA
406 SW UNCLE REMUS
FORT WHITE, FL 32038

2027

05-7S-16-04138-106

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

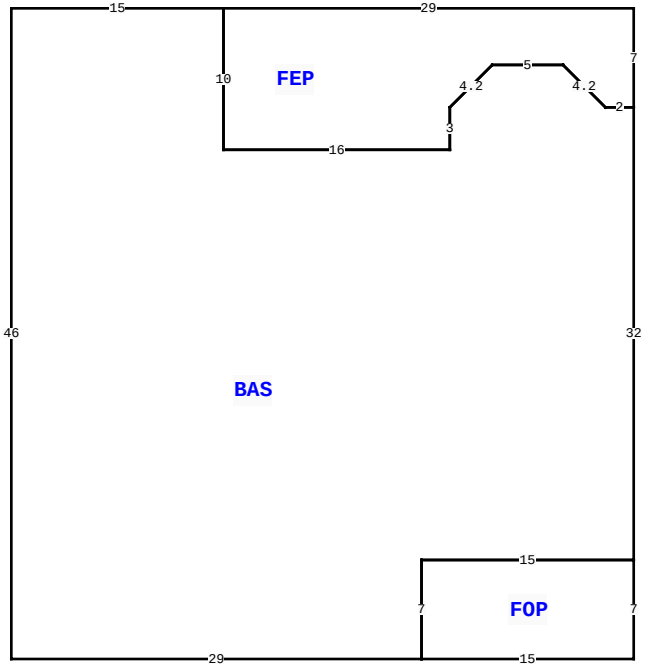
NEIGHBORHOOD/LOC 5716.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	186,445
FEP	227	80		182	20,055
FOP	105	30		32	3,526
TOTALS	2,024			1,906	210,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,906	131.8086	144.99	276,351	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 2022 Heated Area: 1692 HX Base Yr 2022



406 SW UNCLE REMUS GLN, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE 05/06/2026 MLU | 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	12.00	12.00	100	2001	2001	3	100	14,400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	210,027
TOTAL MARKET OB/XF VALUE	18,700
TOTAL LAND VALUE - MARKET	110,220
TOTAL MARKET VALUE	338,947
SOH/AGL Deduction	46,185
ASSESSED VALUE	292,762
TOTAL EXEMPTION VALUE	HX HB DX 56,411
BASE TAXABLE VALUE	236,351
TOTAL JUST VALUE	338,947
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	342,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17070	SFR	140	06/12/2000
16133	STORAGE	60	10/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2070	3/15/2021	WD	U	I	11	100
GRANTOR: MONTEIRO ROGERIO AKA						
GRANTEE: MONTEIRO ROGERIO						
1431/2626	3/05/2021	WD	Q	I	01	290,000
GRANTOR: MSLTD LLC						
GRANTEE: MONTERIA ROGERIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S46 E29 N7 E15 N32 W2 U3L3 W5 D3L3 S3 W16 N10 $
FEP=[ORIG=29,7] N7 W29 S10 E16 N3 U3R3 E5 D3R3 E2 $
FOP=[ORIG=14,46] E15 N7 W15 S7 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,700

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	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220							

REVIEW DATE 07/08/2026 BY JB Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 11/17/2026 BY SYS