

(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

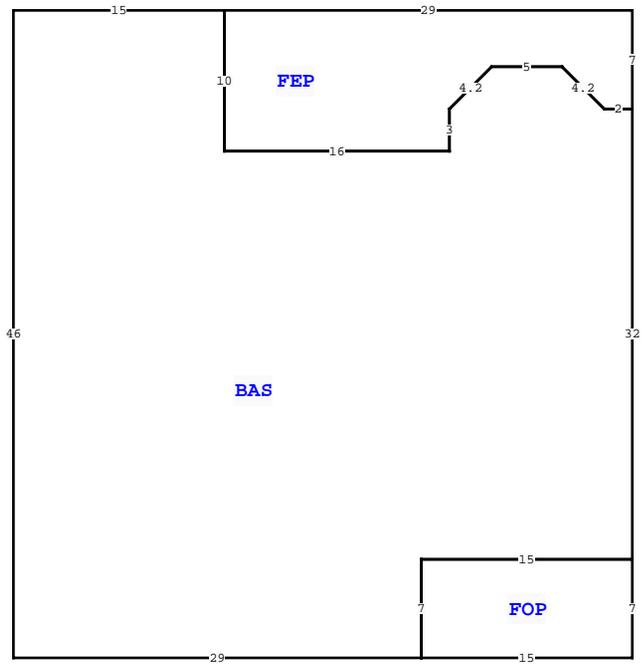
MONTEIRO ROGERIO/MONTEIRO ELIJAMIRA DA SILVA  
406 SW UNCLE REMUS  
FORT WHITE, FL 32038

**2026**

05-7S-16-04138-106

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	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
BAS	1,692	100	
FEP	227	80	
FOP	105	30	
TOTALS	2,024		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2022								
Heated Area: 1692						HX Base Yr 2022					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	213,851			
TOTAL MARKET OB/XF VALUE	18,200			
TOTAL LAND VALUE - MARKET	110,220			
TOTAL MARKET VALUE	342,271			
SOH/AGL Deduction	58,536			
ASSESSED VALUE	283,735			
TOTAL EXEMPTION VALUE	HX HB DX 56,411			
BASE TAXABLE VALUE	227,324			
TOTAL JUST VALUE	342,271			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	330,055			

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						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0030	BARN, MT	0	100	30	40	UT	12.00	12.00	100	2001	2001	3	100	14,400	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	1,400	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2008	2008	3	100	1,200	

TOTAL OB/XF												18,200				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			05/06/2026			MLU										

BUILDING NOTES											
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 \$											
POP=[ORIG=14,46] E15 N7 W15 S7 \$											

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 \$											
POP=[ORIG=14,46] E15 N7 W15 S7 \$											

LAND DESCRIPTION												TOTAL OB/XF												18,200				
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		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220											