

(AKA LOT 12 BRIAR PATCH ESTATES  
 COMM NE COR OF SW1/4, RUN S 1950  
 CONT S 635.44 FT, W 689.16 FT. N

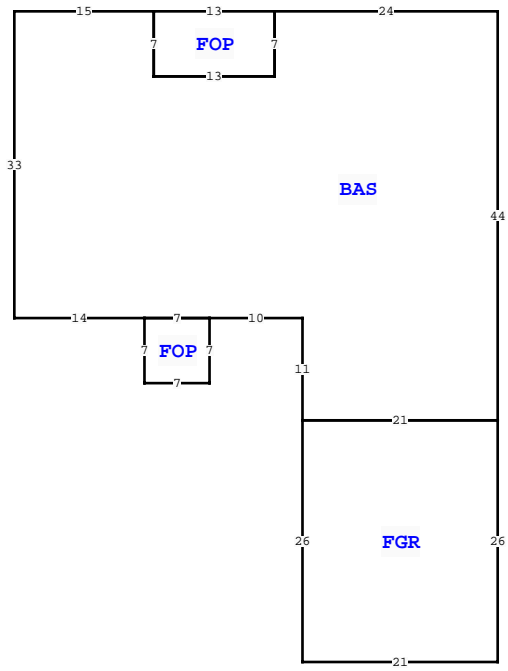
DAWSON EDGAR J/DAWSON CATHY DENISE  
 176 SW BACKWOODS GLN  
 FORT WHITE, FL 32038

**2026**

05-7S-16-04138-112  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
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	1,856	100	
FGR	546	55	
FOP	49	30	
FOP	91	30	
TOTALS	2,542		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,198	96.0300	107.55	236,395	2021	2021	0	0	10	5.00	85.00
1 SINGLE FAM			100% - 2022	Heated Area: 1856			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			200,936
TOTAL MARKET OB/XF VALUE			6,390
TOTAL LAND VALUE - MARKET			110,220
TOTAL MARKET VALUE			317,546
SOH/AGL Deduction			63,355
ASSESSED VALUE			254,191
TOTAL EXEMPTION VALUE	DX HX HB	56,411	
BASE TAXABLE VALUE			197,780
TOTAL JUST VALUE			317,546
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			305,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042925	Electrical Servic	0	10/08/2021
40610	SFR	0	09/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2322	1/31/2023	LE U		I	14	100
GRANTOR: DAWSON EDGAR J						
GRANTEE: DAWSON ERIK G						
1412/1427	5/29/2020	WD Q	V		01	44,000
GRANTOR: WAYNE G SNODGRASS III						
GRANTEE: EDGAR J & CATHY D E						

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
1	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2022	2021
2	0166	CONC, PAVMT	0	100	0	630.00	UT	3.00	3.00	100	2022	2021

TOTAL OB/XF												
6,390												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026	MLU								

BUILDING NOTES												
BAS=[ORIG=-20,-20] S33 E14 E7 E10 S11 E21 N44 W24 S7 W13 N7 W15 \$												
FOP=[ORIG=-5,-20] S7 E13 N7 W13 \$												
FOP=[ORIG=-6,13] S7 E7 N7 W7 \$												
FGR=[ORIG=11,24] S26 E21 N26 W21 \$												

BUILDING DIMENSIONS												
BAS=[ORIG=-20,-20] S33 E14 E7 E10 S11 E21 N44 W24 S7 W13 N7 W15 \$												
FOP=[ORIG=-5,-20] S7 E13 N7 W13 \$												
FOP=[ORIG=-6,13] S7 E7 N7 W7 \$												
FGR=[ORIG=11,24] S26 E21 N26 W21 \$												

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		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220								