NE1/4 OF SW1/4 N OF FOLLOWING
LINE: BEG SE COR OF NE1/4 OF
SW1/4, RUN N 893.21 FT TO POB,

BROWN MARVIN ETAL
1908 SW SCRUBTOWN RD
FT WHITE, FL 32038

2027

05-7S-17-09909-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5717.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,220
TOTAL MARKET VALUE	3,529
SOH/AGL Deduction	0
ASSESSED VALUE	3,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,529
TOTAL JUST VALUE	113,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,220

LAND:2:1: JOINS 09911-000 TOTAL 48.93 AC

LAND:1:1: JOINS 9911-000 TOTAL 48.93 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0483/0723	1/29/1982	WD	Q	V	01	81

GRANTOR: JOHN H HIXON & J ELAI

GRANTEE: ANNIE MAE BROWN

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.58	AC		1.00	1.00	1.00	280.00	280.00	1,562							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.58	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,220							
3	5600	A	TIMBER 3	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 12.58 Total Land Value: 3,529 Market: 113,220 Agricultural: 3,529 Common: 0 PRINTED 11/17/2026 BY SYS