1 SQ AC IN SE COR OF S1/2 OF SW1 RD R/W.

BROWN DARRYL
2431 SW 57TH PL
GAINESVILLE, FL 32653

2027

08-7S-17-09944-001

BUILDING CHARACTERISTICS

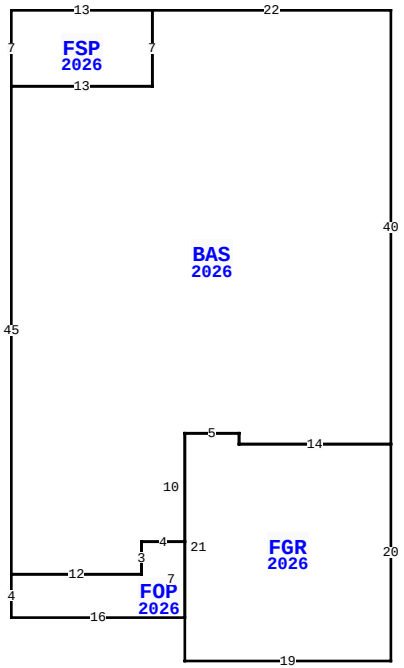
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	8717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2026	1,484	182,369
FGR	385	55	2026	212	26,053
FOP	76	30	2026	23	2,826
FSP	91	40	2026	36	4,424
TOTALS	2,036			1,755	215,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,755	111.7200	122.89	215,672	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1484 HX Base Yr



1256 SW SCRUBTOWN RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,672
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	235,072
SOH/AGL Deduction	0
ASSESSED VALUE	235,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,072
TOTAL JUST VALUE	235,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050433	Right-of-Way Acce		07/24/2024
000050243	New Residential C	182,050	07/01/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/998	7/02/2025	WD	Q	I	01	317,000
GRANTOR: BROWN MITHCELL T LLC						
GRANTEE: BROWN DARRYL						
1519/941	7/15/2024	WD	U	V	11	100
GRANTOR: BROWN MITCHELL T						
GRANTEE: BROWN MITHCELL T LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-19] W22 S7 W13 S45 E12 N3 E4 N10 E5 S1 E14 N40 $
FSP=[YR=2026;ORIG=-25,-19] E13 S7 W13 N7 $
FOP=[YR=2026;ORIG=-9,30] W4 S3 W12 S4 E16 N7 $
FGR=[YR=2026;ORIG=10,21] W14 N1 W5 S21 E19 N20 $
.

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	0166	CONC,PAVMT	0	0	0	0	400.00	UT	3.50	3.50	100	2026	2025		100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS