W1/2 OF SW1/4 OF SW1/4.

549-713, DC 1200-1684, QC 1309-1

BREIG JAMES B/BREIG LAURA
20764 NW 166TH PL
HIGH SPRINGS, FL 32643

2026

08-7S-17-09952-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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
TOTALS					

MARKET ADJUSTMENTS

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

1746 SW BETHLEHEM AVE, FORT WHITE

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	126,810
TOTAL MARKET VALUE	6,270
SOH/AGL Deduction	0
ASSESSED VALUE	6,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,270
TOTAL JUST VALUE	126,810
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2661	12/19/2025	WD	Q	V	05	340,000
GRANTOR: SCHLEISSING DAVID						
GRANTEE: BREIG JAMES B						
1536/248	3/18/2025	WD	Q	V	05	275,000
GRANTOR: GRAY LINDA						
GRANTEE: SCHLEISSING DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	9600	C	WASTELAND	0					5.91	AC		1.00	1.00	1.00	0.00	0.00	0							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.09	AC		1.00	1.00	1.00	445.00	445.00	6,270							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.09	AC		1.00	1.00	1.00	9,000.00	9,000.00	126,810							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.00 Total Land Value: 6,270 Market: 126,810 Agricultural: 6,270 Common: 0 PRINTED 06/22/2026 BY SYS