

S1/2 OF NW1/4 OF NE1/4, EX THE N 13.33 AC & N1/2 OF SW1/4 OF NE1/4, EX THE S 13.33 AC.

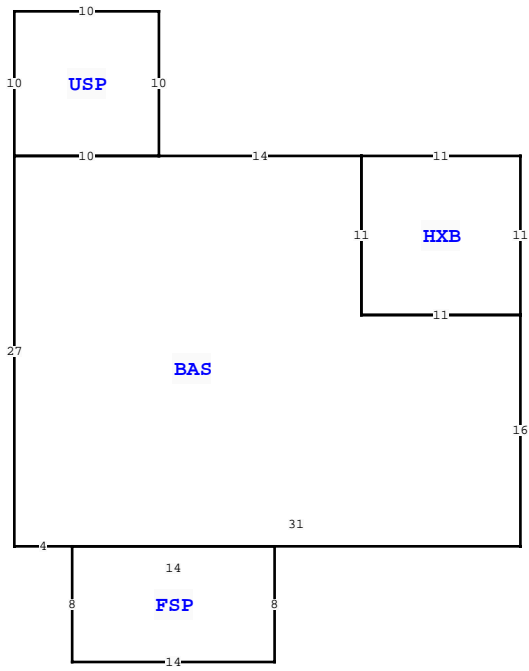
HOLDER TONYA BROWN
1804 HENSLEY DR
ROCKLEDGE, FL 32955

2026

08-7S-17-09954-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	8717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	824	100	
FSP	112	40	
HXB	121	100	
USP	100	35	
TOTALS	1,157		1,025
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		824	32,634
		45	1,782
		121	4,792
		35	1,386

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,025	54.4050	60.93	62,453	1980	1980	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	40,594			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	119,970			
TOTAL MARKET VALUE	53,046			
SOH/AGL Deduction	3,214			
ASSESSED VALUE	49,832			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	49,832			
TOTAL JUST VALUE	160,564			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	160,564			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0958/2589	5/28/2002	WD Q	Q	V	06	100

GRANTOR: CORA LEE BROWN & RAN
GRANTEE: TONYA B HOLDER (AS

BUILDING DIMENSIONS													
BAS= W14 USP= N10 W10 S10 E10\$ W10 S27 E4 FSP= S8 E14 N8 W14\$ E31 N16 HXB= N11 W11 S11 E11\$ W11 N11\$.													

BUILDING NOTES													

EXTRA FEATURES														1018 SW SCRUBTOWN RD, FORT WHITE		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU
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							

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	DPHT 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	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	280.00	280.00	3,452							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.33	AC		1.00	1.00	1.00	9,000.00	9,000.00	110,970							