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

2027

08-7S-17-09954-000

BUILDING CHARACTERISTICS

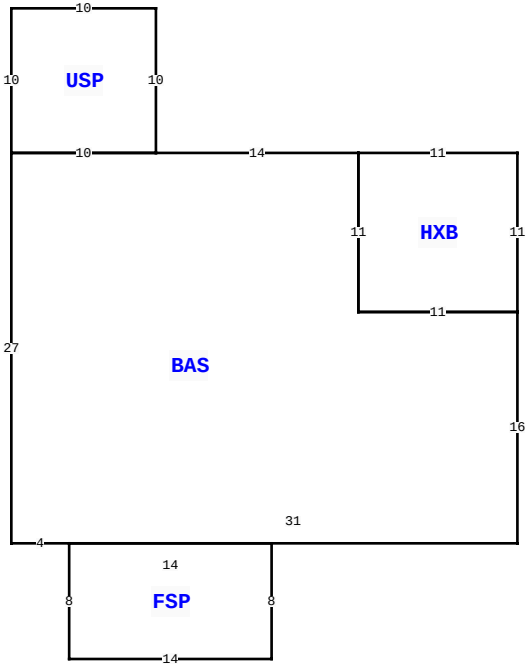
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100		824	32,055
FSP	112	40		45	1,750
HXB	121	100		121	4,707
USP	100	35		35	1,362
TOTALS	1,157			1,025	39,875

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	59.85	61,346	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr



1018 SW SCRUBTOWN RD, 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	39,875
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	119,970
TOTAL MARKET VALUE	52,327
SOH/AGL Deduction	0
ASSESSED VALUE	52,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,327
TOTAL JUST VALUE	159,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,564

BLDG:1:1: HX BASE PULLED OUT DUE TO 1/9 HX:AE IS *

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	V	06	100

GRANTOR: CORA LEE BROWN & RAN

GRANTEE: TONYA B HOLDER (AS

BUILDING NOTES

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$.

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	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							

REVIEW DATE 11/17/2017 BY DF Total Acres: 13.33 Total Land Value: 12,452 Market: 110,970 Agricultural: 3,452 Common: 9,000 PRINTED 11/17/2026 BY SYS