N1/2 OF SE1/4 OF SE1/4 EX 1 AC
OFF E SIDE. ORB 609-203-204,
TX DEED ORB 1182-2160,

BROWN MARVIN/BROWN NEOMIA B
1908 SW SCRUBTOWN RD
FORT WHITE, FL 32038

2027

08-7S-17-09956-000

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

1760 SW SCRUBTOWN RD, FORT WHITE

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

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

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	155,250
TOTAL MARKET VALUE	7,676
SOH/AGL Deduction	0
ASSESSED VALUE	7,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,676
TOTAL JUST VALUE	155,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056680	New Commercial Co	255,000	09/29/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/2160	10/20/2009	TD	U	V	18	34,000

GRANTOR: CLERK OF COURT (MCCOY

GRANTEE: MARVIN & NEOMIA B B

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.25	AC		1.00	1.00	1.00	445.00	445.00	7,676							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	155,250							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 17.25 Total Land Value: 7,676 Market: 155,250 Agricultural: 7,676 Common: 0 PRINTED 11/17/2026 BY SYS