1 AC OF LAND LYING IN NW COR OF OF SE1/4 OF NE1/4.

BROWN FAMILY REVOCABLE TRUST DATED JULY 24, 2024
2850 SE 24TH PL
GAINESVILLE, FL 32641

2027

11-7S-16-04175-001

BUILDING CHARACTERISTICS

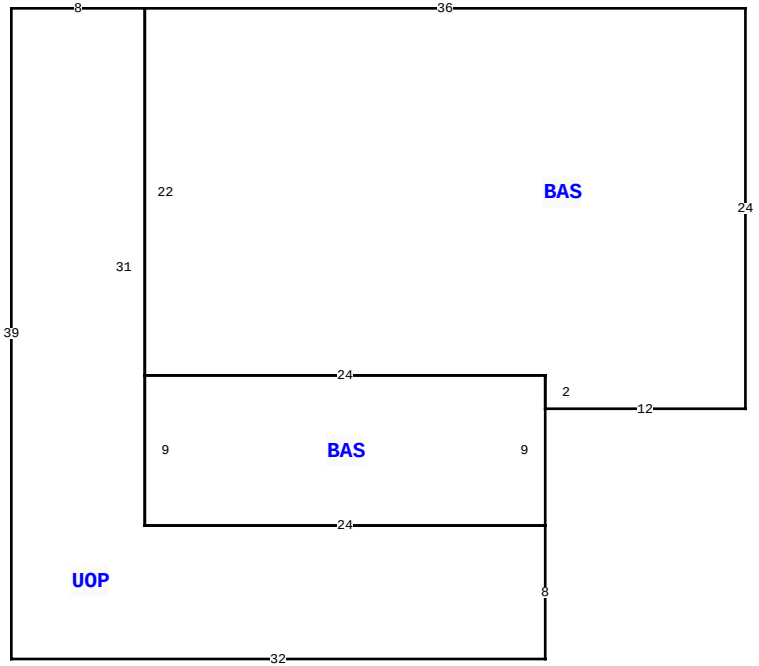
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	24,880
BAS	816	100		816	93,993
UOP	504	20		101	11,634
TOTALS	1,536			1,133	130,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,133	120.3600	132.40	150,009	1963	2012	0	0	0	13.00	87.00

2 SINGLE FAM 0% - 2025 Heated Area: 1032 HX Base Yr



4907 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	130,508
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	147,708
SOH/AGL Deduction	0
ASSESSED VALUE	147,708
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,708
TOTAL JUST VALUE	147,708
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37310	REMODEL	144	10/12/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1671	7/24/2024	WD	U	I	11	100
GRANTOR: BROWN EMMA J						
GRANTEE: BROWN FAMILY REVOCA						
1339/1683	6/27/2017	TD	U	I	18	9,100
GRANTOR: CLERK OF COURT						
GRANTEE: EMMA J BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= W8 S39 E32 N8 W24 N31$ S22 BAS= S9 E24 N9 W24$ E24 S2 E12 N24$.

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	0296	SHED METAL	0	0	12	18	1.00	UT	3,700.00	3,700.00	100	2026	2025		100	3,700	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	0.75	18,000.00	13,500.00	13,500							

REVIEW DATE 06/25/2026 BY NH Total Acres: 1.00 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/17/2026 BY SYS