BEG SW COR OF SE1/4 OF SW1/4, RU
E 326.03 FT, S 1335.65 FT, W 326
POB.

BRAZIL THOMAS W/BRAZIL BEVERLY L
522 NW SLEEPY CT
WHITE SPRINGS, FL 32096

2027

18-2S-16-01642-000

BUILDING CHARACTERISTICS

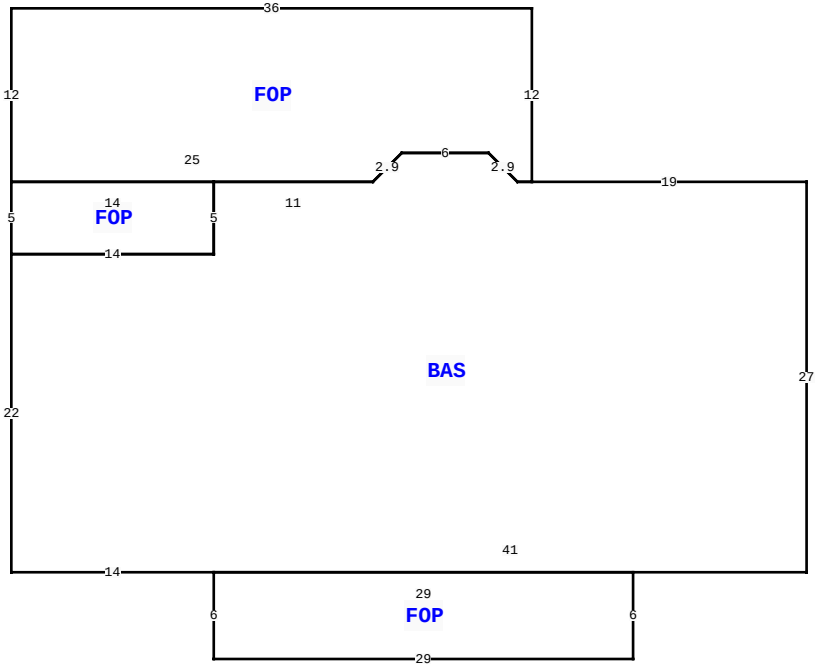
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	18216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100		1,431	131,738
FOP	70	30		21	1,934
FOP	174	30		52	4,787
FOP	416	30		125	11,508
TOTALS	2,091			1,629	149,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,629	115.4340	126.98	206,850	2003	2003	0	0	0	27.50	72.50

4 SINGLE FAM 100% - 2013 Heated Area: 1431 HX Base Yr 2013



522 NW SLEEPY CT, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	04/25/2022 SPF

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	0030	BARN,MT	0	100	30	48	1,440.00	UT	10.00	10.00	100	2000	2000	3	100	14,400	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	2000	2000	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	2,955.00	UT	2.00	2.00	50	2000	2000	3	50	2,955	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,966
TOTAL MARKET OB/XF VALUE		27,455
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		219,646
SOH/AGL Deduction		105,215
ASSESSED VALUE		114,431
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,020
TOTAL JUST VALUE		257,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,149

XFOB:1:1: SHARMANOR M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042608	Electrical Servic	0	08/24/2021
19637	SFR	256	06/11/2002
16165	M H	125	10/22/1999
13298	M H	125	11/13/1997
11437	M H	125	07/22/1996
10371	M H	125	10/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/697	8/25/2026	LE	U	I	14	100
GRANTOR: BRAZIL THOMAS W						
GRANTEE: BRAZIL THOMAS W (EN						
1577/697	8/25/2026	LE	U	I	14	100
GRANTOR: BRAZIL THOMAS W						
GRANTEE: BRAZIL THOMAS W (EN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N12 W36 S12 E25 R2 U2 E6 D2 R2 E1$ W1 L2 U2 W6 D2 L2 W11 FOP= W14 S5 E14 N5$ S5 W14 S22 E14 FOP= S6 E29 N6 W29$ E 41 N27$.

LAND DESCRIPTION

TOTAL OB/XF 24,455

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	100		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							

REVIEW DATE 04/12/2023 BY jerry Total Acres: 10.00 Total Land Value: 42,225 Market: 40,000 Agricultural: 2,225 Common: 40,000 PRINTED 11/17/2026 BY SYS

BEG SW COR OF SE1/4 OF SW1/4, RU
E 326.03 FT, S 1335.65 FT, W 326
POB.

BRAZIL THOMAS W/BRAZIL BEVERLY L
522 NW SLEEPY CT
WHITE SPRINGS, FL 32096

2027

18-2S-16-01642-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.00	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

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,020
TOTAL JUST VALUE		257,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9475	M H	125	03/17/1995
8428	M H	125	05/31/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/697	8/25/2026	LE	U	I	14	100
GRANTOR: BRAZIL THOMAS W						
GRANTEE: BRAZIL THOMAS W (EN						
1577/697	8/25/2026	LE	U	I	14	100
GRANTOR: BRAZIL THOMAS W						
GRANTEE: BRAZIL THOMAS W (EN						

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
11	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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

REVIEW DATE 04/12/2023 BY jerry Total Acres: 10.00 Total Land Value: 42,225 Market: 40,000 Agricultural: 2,225 Common: 40,000 PRINTED 11/17/2026 BY SYS