

A PART OF LOT 25 ICHETUCKNEE CEA  
DESC AS FOLLOWS: COMM SW COR LOT  
E 488.90 FT FOR POB, RUN N 264.1

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

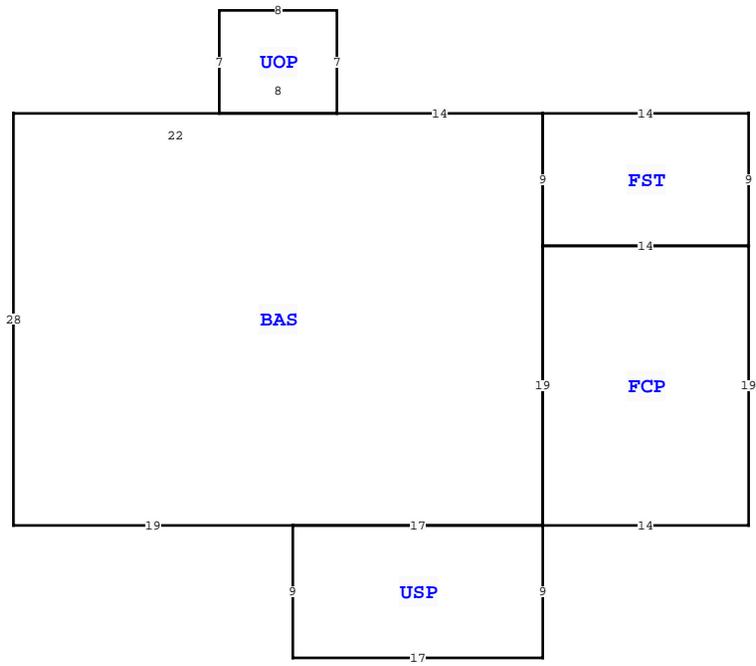
2026

18-6S-16-03865-025



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18616.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,008	100	
FCP	266	25	
FST	126	55	
UOP	56	20	
USP	153	35	
TOTALS	1,609		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,208	103.7340	116.18	140,345	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 1008 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	91,224			
TOTAL MARKET OB/XF VALUE	1,450			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	117,674			
SOH/AGL Deduction	0			
ASSESSED VALUE	117,674			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	117,674			
TOTAL JUST VALUE	117,674			
NCON VALUE	850			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	116,824			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051694	Electrical Servic	0	12/03/2024
000044774	Remodel	4,200	06/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1669	7/24/2024	WD	U	I	11	100
GRANTOR: BROWN EMMA J						
GRANTEE: BROWN FAMILY REVOCA						
1410/0859	12/31/2019	WD	U	I	11	100
GRANTOR: JOSEPH S & EMMA J B						
GRANTEE: EMMA J BROWN						

EXTRA FEATURES		2294 SW JUNCTION RD, FORT WHITE															
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
1	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1990	1990	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0040	BARN, POLE	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	650.00	650.00	100	2026	2025		100	650	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/13/2024	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14UOP= N7 W8 S7 E8 \$ W22S28 E19 USP= S9 E17 N9 W17\$ E17 FCP= E14 N19 W14 S19\$ N19 FST= E14 N9 W14 S9 \$ N9\$.

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	DPH 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	LT		1.00	1.00	0.50	50,000.00	25,000.00	25,000							