PART OF LOT 21 TUSTENUGGEE PLANT
COMM NE COR OF SEC, W 2616.44 FT
FT, CONT S 662.15 FT, W 288.05 F

BROWN DANNY EUGENE/BROWN JULIA KAY
219 SW GLADEOLA CT
FORT WHITE, FL 32038

2027

18-6S-17-09696-145

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010	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

219 SW GLADEOLA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	32,620
TOTAL MARKET VALUE	36,120
SOH/AGL Deduction	0
ASSESSED VALUE	36,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,120
TOTAL JUST VALUE	36,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056286	Modular Building		08/06/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/2171	3/24/2026	QC	U	V	11	100

GRANTOR: NORRIS LEXIE

GRANTEE: BROWN DANNY EUGENE

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
1	0070	CARPORT UF	0	0	0	0	1.00	UT	1,700.00	1,700.00	100	2026	2025		100	1,700	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	2.33	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,620							

REVIEW DATE 04/04/2026 BY JB — Total Acres: 2.33 — Total Land Value: 32,620 — Market: 0 — Agricultural: 0 — Common: 32,620 — PRINTED 11/16/2026 BY SYS