

SE1/4 OF SW1/4 OF NW1/4, EX 0.14
 1101-920 ALSO BEG AT NE COR OF S
 1/4, RUN S 659.96 FT, W 309.58 F

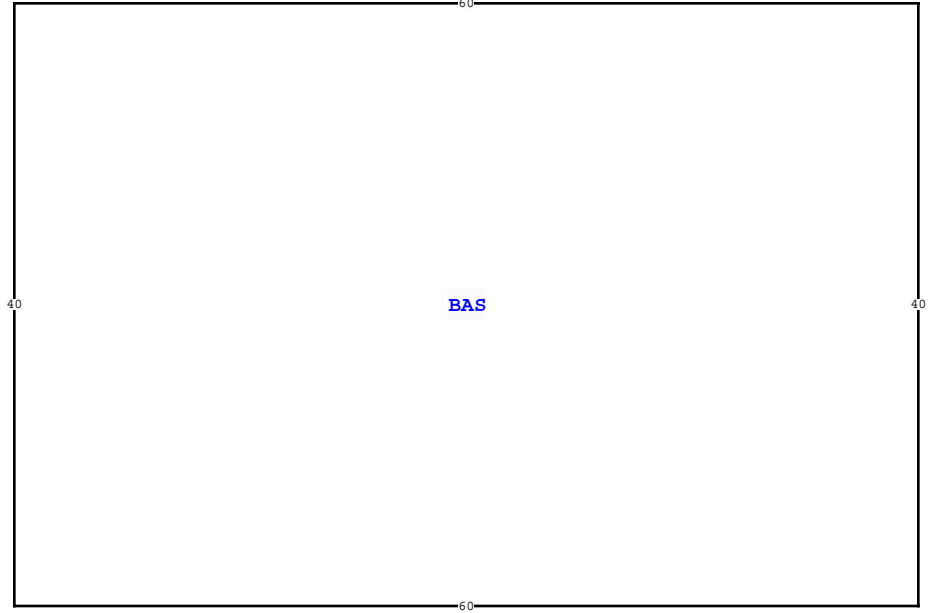
BROWN JUNJI/BROWN CATHI N
 883 SW CUMORAH HILL ST
 FORT WHITE, FL 32038

2026

19-6S-17-09698-025

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Stories	1.	1.	100
Architectual	01	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	02
NEIGHBORHOOD/LOC	19617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	
TOTALS	2,400		2,400 65,606

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	1998		164,016	1998	1997		0	60.00	40.00
				Heated Area: 2400			HX Base Yr 1998				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			158,447
TOTAL MARKET OB/XF VALUE			20,000
TOTAL LAND VALUE - MARKET			133,740
TOTAL MARKET VALUE			200,048
SOH/AGL Deduction			33,296
ASSESSED VALUE			166,752
TOTAL EXEMPTION VALUE	HX HB		32,911
BASE TAXABLE VALUE			133,841
TOTAL JUST VALUE			312,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			313,328
BLDG:1:1: MILL MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051504	Roof Replacement	18,600	11/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1143/1833	2/14/2008	QC	Q	V	01	100
GRANTOR: MARK & JACQUELINE CRE						
GRANTEE: JUNJI & CATHI BROWN						
1141/2107	1/21/2008	QC	Q	V	01	25,000
GRANTOR: MARK & JACQUELINE CRE						
GRANTEE: JUNJI & CATHI BROWN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	100	10	8	1.00	UT	0.00	0.00	100
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
4	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100

TOTALS											
881 SW CUMORAH HILL ST, FORT WHITE											
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
		05/07/2026								MLU	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S40 E60 N40\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC	1.00
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC	1.00
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.86	AC	1.00
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.86	AC	1.00

TOTAL OB/XF											
18,100											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
9,000.00	9,000.00	9,000									
9,000.00	9,000.00	9,000									
280.00	280.00	3,601									
9,000.00	9,000.00	115,740									

SE1/4 OF SW1/4 OF NW1/4, EX 0.14
 1101-920 ALSO BEG AT NE COR OF S
 1/4, RUN S 659.96 FT, W 309.58 F

BROWN JUNJI/BROWN CATHI N
 883 SW CUMORAH HILL ST
 FORT WHITE, FL 32038

2026

19-6S-17-09698-025



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	02
NEIGHBORHOOD/LOC	19617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	2025
TOTALS	1,836		1,836 92,841

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	MANUF	1	0%	- 2025	Heated Area: 1836		HX Base Yr 1998																
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2025 </div>																							
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
			05/07/2026	MLU																			

COLUMBIA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	158,447			
TOTAL MARKET OB/XF VALUE	20,000			
TOTAL LAND VALUE - MARKET	133,740			
TOTAL MARKET VALUE	200,048			
SOH/AGL Deduction	33,296			
ASSESSED VALUE	166,752			
TOTAL EXEMPTION VALUE	HX HB 32,911			
BASE TAXABLE VALUE	133,841			
TOTAL JUST VALUE	312,187			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	313,328			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1143/1833	2/14/2008	QC	Q	V	01	100
GRANTOR: MARK & JACQUELINE CRE						
GRANTEE: JUNJI & CATHI BROWN						
1141/2107	1/21/2008	QC	Q	V	01	25,000
GRANTOR: MARK & JACQUELINE CRE						
GRANTEE: JUNJI & CATHI BROWN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=17,15] E68 S27 W68 N27 \$	

EXTRA FEATURES																	
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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
12	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
13	0262	PRCH,FOP	0	100	0	0	1.00	UT	400.00	400.00	100	2025	2024		100	400	
14	0262	PRCH,FOP	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
TOTAL OB/XF 1,900																	

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