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

2027

19-6S-17-09698-025

BUILDING CHARACTERISTICS

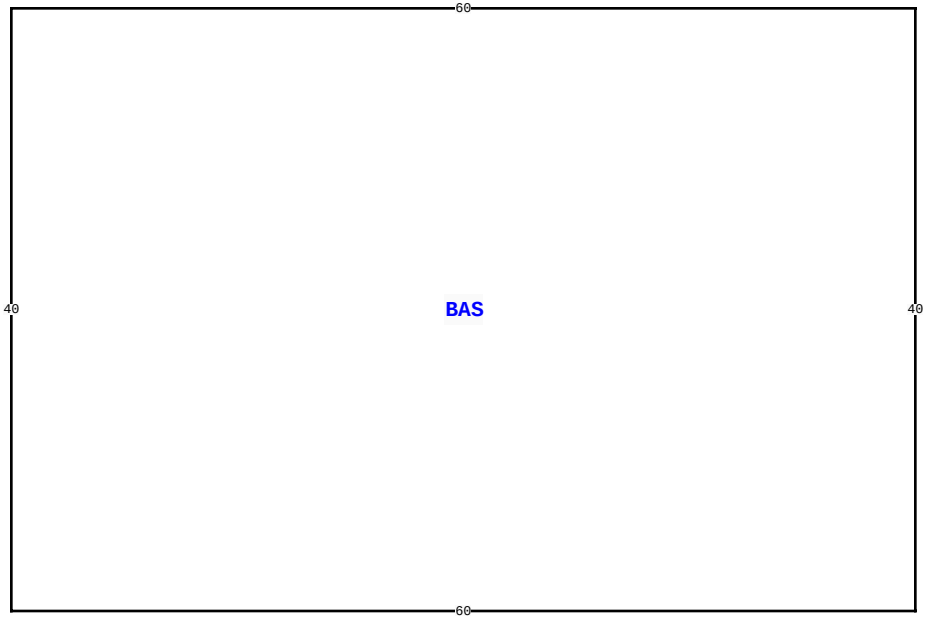
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	65,606
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
0800	02	2,400	113.9000	68.34	164,016	1998	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1998 Heated Area: 2400 HX Base Yr 1998



881 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	100	10	8	1.00	UT	0.00	0.00	100	2006	2006	3	100	250	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	
4	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,296
TOTAL MARKET OB/XF VALUE		20,000
TOTAL LAND VALUE - MARKET		133,740
TOTAL MARKET VALUE		198,897
SOH/AGL Deduction		31,667
ASSESSED VALUE		167,230
TOTAL EXEMPTION VALUE	HX HB WX	39,540
BASE TAXABLE VALUE		127,690
TOTAL JUST VALUE		311,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,187

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$.

LAND DESCRIPTION

TOTAL OB/XF 18,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.86	AC		1.00	1.00	1.00	280.00	280.00	3,601							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.86	AC		1.00	1.00	1.00	9,000.00	9,000.00	115,740							

REVIEW DATE 12/16/2024 BY JS Total Acres: 14.86 Total Land Value: 21,601 Market: 115,740 Agricultural: 3,601 Common: 18,000 PRINTED 11/16/2026 BY SYS

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

2027

19-6S-17-09698-025

BUILDING CHARACTERISTICS

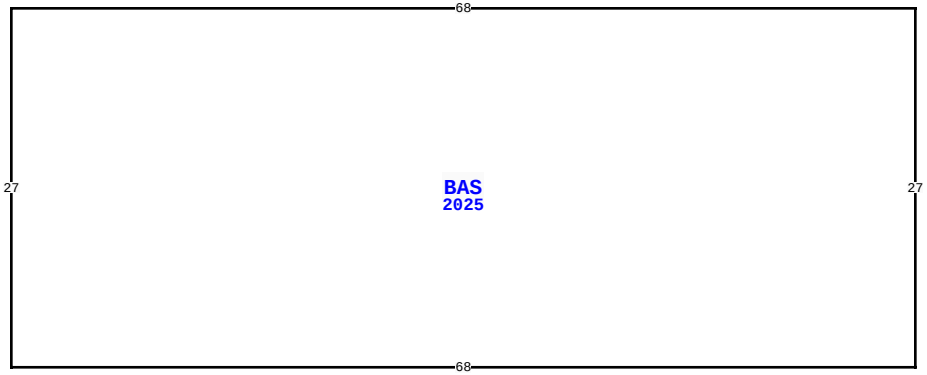
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2025	1,836	91,690
TOTALS	1,836			1,836	91,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,836	113.5000	90.80	166,709	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 0% - 2025 Heated Area: 1836 HX Base Yr 1998



881 SW CUMORAH HILL ST, FORT WHITE

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

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TOTAL JUST VALUE		311,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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 12/16/2024 BY JS Total Acres: 14.86 Total Land Value: 21,601 Market: 115,740 Agricultural: 3,601 Common: 18,000 PRINTED 11/16/2026 BY SYS