

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

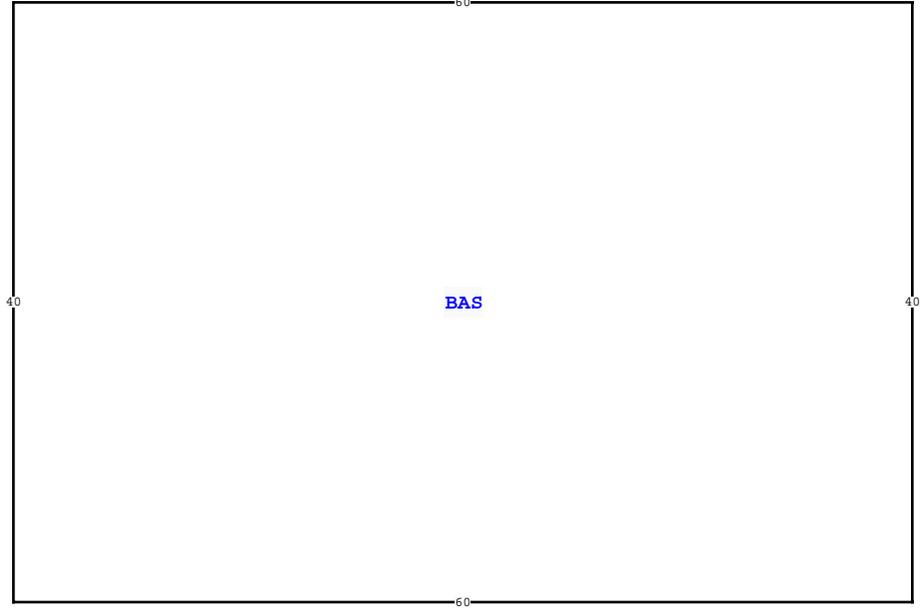
BROWN JUNJI/BROWN CATHI N  
 883 SW CUMORAH HILL ST  
 FORT WHITE, FL 32038

**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		68,890

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		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			165,164
TOTAL MARKET OB/XF VALUE			20,000
TOTAL LAND VALUE - MARKET			133,740
TOTAL MARKET VALUE			206,765
SOH/AGL Deduction			36,580
ASSESSED VALUE			170,185
TOTAL EXEMPTION VALUE	HX HB		32,911
BASE TAXABLE VALUE			137,274
TOTAL JUST VALUE			318,904
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	YEAR ON
1	0296	SHED METAL	0	100	10	8	1.00	UT	0.00	100	2006
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2013
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013
4	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	100	2013
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2013
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2013
8	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013

TOTAL OB/XF											
18,100											
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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S40 E60 N40\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												18,100												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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	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	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	1.00	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  
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 FORT WHITE, FL 32038

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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
			96,274

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;"> <span style="color: blue; font-weight: bold;">BAS 2025</span> </div>											
BLD DATE: _____ LGL DATE: 05/07/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
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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	
TOTALS															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