COMM SW COR OF SE1/4 OF NW1/4 OF
FT, E 331.21 FT, N 270.34 FT FOR
662.41 FT TO S R/W OF SW CUMORAH

BROUSE LARRY A/BROUSE LORETTA JOY
886 SW CUMORAH HILL ST
FORT WHITE, FL 32038

2027

19-6S-17-09698-036

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

886 SW CUMORAH HILL ST, FORT WHITE

BLD DATE	11/02/1998 MO	LGL DATE	
XF DATE		LAND DATE	04/08/2025 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	0
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	1,344
SOH/AGL Deduction	0
ASSESSED VALUE	1,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,344
TOTAL JUST VALUE	48,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055833	Storage Building	21,000	06/04/2026
000055537	Mobile Home		04/22/2026
000055384	Right-of-Way Acce		03/30/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1417	3/19/2026	QC	U	V	11	100

GRANTOR: HOWARD TERRI

GRANTEE: BROUSE LARRY A

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	280.00	280.00	1,344							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.80	AC		1.00	1.00	1.00	10,000.00	10,000.00	48,000							

REVIEW DATE 07/16/2026 BY JAELIN Total Acres: 4.80 Total Land Value: 1,344 Market: 48,000 Agricultural: 1,344 Common: 0 PRINTED 11/17/2026 BY SYS