

BEG AT INTERS OF W BNDRY LINE LO
 FLORA CREST FARMS UNIT A & N R/W
 RUN N 450 FT, E 220 FT, SE'RLY T

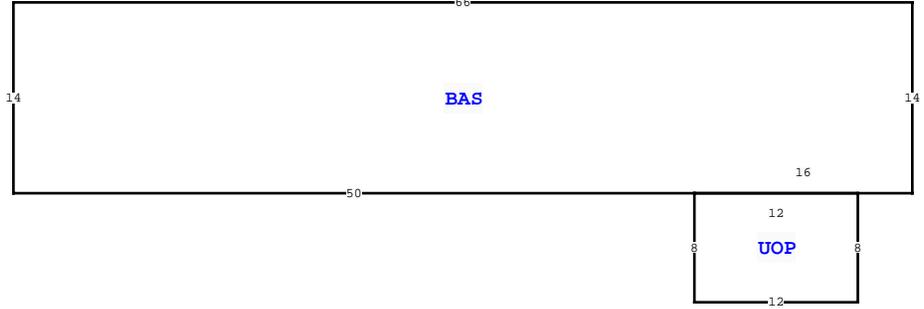
CWH LAND LLC
 1450 SW TOMMY LITES ST
 FORT WHITE, FL 32038

2026

21-4S-17-08659-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architactual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	96	25	
TOTALS	1,020		948 22,748

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	948	95.2200	59.99	56,871	1989	1989	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			22,748
TOTAL MARKET OB/XF VALUE			7,300
TOTAL LAND VALUE - MARKET			37,800
TOTAL MARKET VALUE			44,524
SOH/AGL Deduction			2,090
ASSESSED VALUE			42,434
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			42,434
TOTAL JUST VALUE			67,848
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1198/1656	7/27/2010	WD U	U	I	11	100
GRANTOR: SAMUEL FOR D BREWER &						
GRANTEE: CWH LAND LLC						
1055/0003	8/09/2005	WD Q	Q	I		45,000
GRANTOR: AUDREY SMITH & JANICE						
GRANTEE: SAMUEL FORD BREWER						

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
1	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E50 UOP= S8 E12 N8 W12\$ E16 N14\$.	

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		
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000									
2	6200	A	PASTURE 3	0					1.70	AC		1.00	1.00	1.00	280.00	280.00	476									
3	9910	M	MKT.VAL.AG	0					1.70	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,800									