COMM SW COR OF SEC, RUN E 82.46
US-41, E 1242.20 FT, N 1020.69 F
TO POB, S 238 FT, W 184 FT, N 23

BREWER FAMILY TRUST U/A DATED MARCH 12, 2021
18585 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

27-6S-17-09792-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

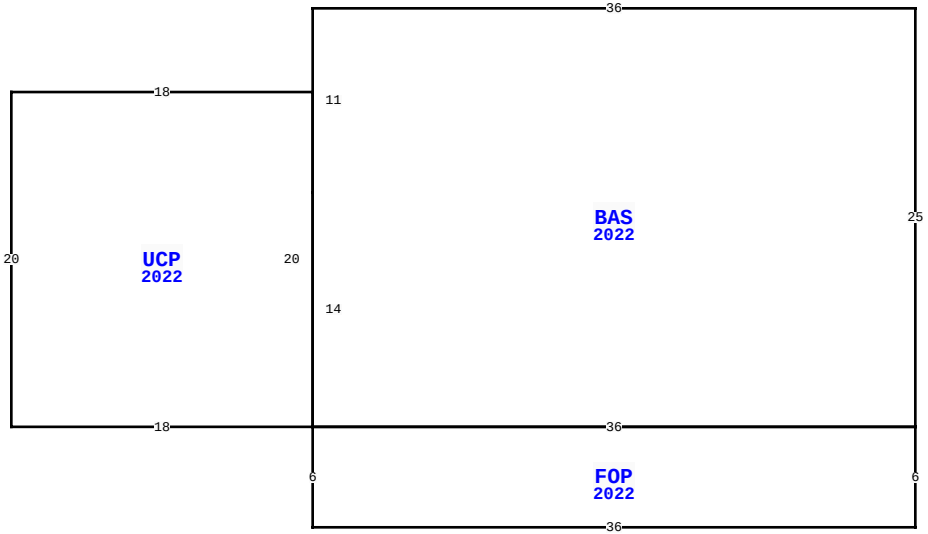
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	27617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2022	900	114,653
FOP	216	30	2022	65	8,281
UCP	360	20	2022	72	9,172
TOTALS	1,476			1,037	132,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,037	120.6400	132.70	137,610	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2026 Heated Area: 900 HX Base Yr



18587 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
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	0040	BARN,POLE	0	0	0	0	1.00	UT	8,100.00	8,100.00	100	2021	2020		100	8,100	
2	0280	POOL R/CON	0	0	15	34	510.00	UT	70.00	70.00	100	2021	2020		91	32,487	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	132,106
TOTAL MARKET OB/XF VALUE	40,587
TOTAL LAND VALUE - MARKET	7,070
TOTAL MARKET VALUE	179,763
SOH/AGL Deduction	0
ASSESSED VALUE	179,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,763
TOTAL JUST VALUE	179,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041714	New Residential C	124,750	04/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1900	9/26/2025	QC	U	I	11	100
GRANTOR: BREWER JOHN R						
GRANTEE: BREWER FAMILY TRUST						
1457/991	1/20/2022	LE	U	I	14	100
GRANTOR: BERRY GENELLE (ENH LE						
GRANTEE: BREWER JOHN R (RMDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=70,20] S11 S14 E36 N25 W36 $
UCP=[YR=2022;ORIG=52,25] S20 E18 N20 W18 $
FOP=[YR=2022;ORIG=70,45] S6 E36 N6 W36 $
.

LAND DESCRIPTION

TOTAL OB/XF 40,587

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	0100	C	SFR	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,070							

REVIEW DATE 12/17/2021 BY TW Total Acres: 1.01 Total Land Value: 7,070 Market: 0 Agricultural: 0 Common: 7,070 PRINTED 11/17/2026 BY SYS