

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

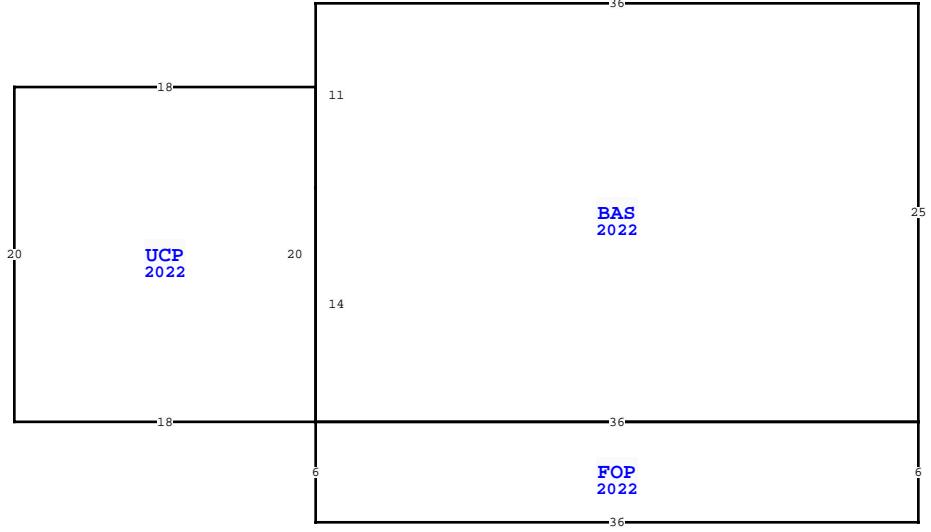
2026

27-6S-17-09792-003



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
00	N/A 0				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
13	LAM/VNLPLK 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
1	100				
1	100				
02	WOOD FRAME 100				
1.	1.100				
0	0.100				
03	03.100				
01	01.100				
05	05				
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	118,826
FOP	216	30	2022	65	8,581
UCP	360	20	2022	72	9,506
TOTALS	1,476			1,037	136,914

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2026									
			Heated Area: 900				HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			136,914
TOTAL MARKET OB/XF VALUE			40,587
TOTAL LAND VALUE - MARKET			6,060
TOTAL MARKET VALUE			183,561
SOH/AGL Deduction			0
ASSESSED VALUE			183,561
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			183,561
TOTAL JUST VALUE			183,561
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,276

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)						

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	0040	BARN, POLE	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	

TOTAL OB/XF													40,587				
18587 S US HIGHWAY 441 , HIGH SPRINGS																	

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																								
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	0100	C	SFR	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,060							