

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

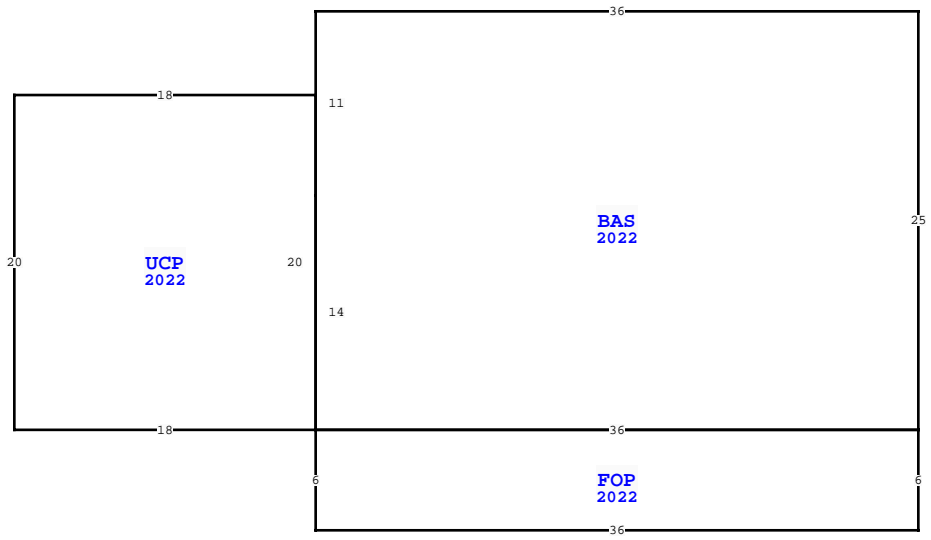
BREWER FAMILY TRUST U/A DATED MARCH 12, 2021
 18585 S US HIGHWAY 441
 HIGH SPRINGS, FL 32643

2026

27-6S-17-09792-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	900	100	2022
FOP	216	30	2022
UCP	360	20	2022
TOTALS	1,476		

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	135.12	140,119	2021	2021	0	0	4.00	96.00		
1 SINGLE FAM 0% - 2026 Heated Area: 900 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			134,514
TOTAL MARKET OB/XF VALUE			40,587
TOTAL LAND VALUE - MARKET			7,070
TOTAL MARKET VALUE			182,171
SOH/AGL Deduction			0
ASSESSED VALUE			182,171
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,171
TOTAL JUST VALUE			182,171
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	UT	70.00	70.00	100	2021	2020		91	32,487	

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	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							