

COMM SE COR, RUN N 917.59 FT FOR  
374.45 FT, N 467.16 FT, E 467.16  
FT, W 92.71 FT TO POB. (ONE ACRE)

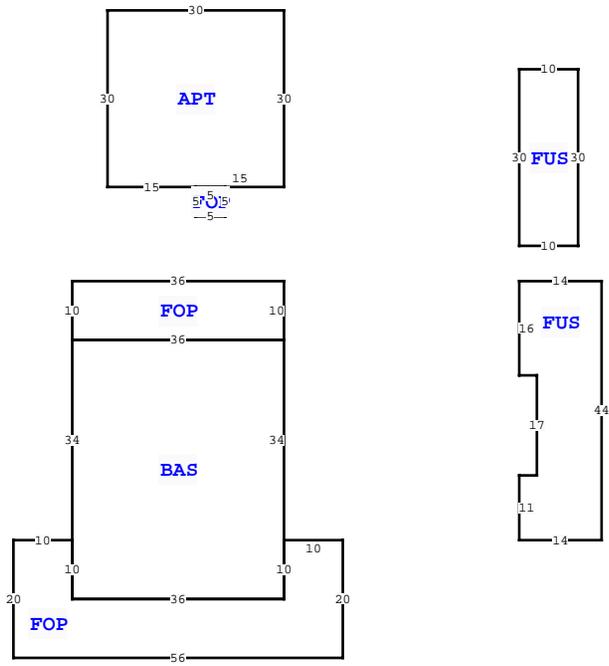
BROWN CHONTELLE S/BROWN JEREMIAH D  
592 SW STEADMAN GLEN  
FORT WHITE, FL 32038

**2026**

27-7S-16-04340-001  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	27716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	900	100		900	89,688
BAS	1,584	100		1,584	157,851
FOP	25	30		8	797
FOP	360	30		108	10,762
FOP	760	30		228	22,721
FUS	300	100		300	29,896
FUS	565	100		565	56,304
TOTALS	4,494			3,693	368,020

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2003		477,948	2002	2002	0	0	23.00	77.00
Heated Area: 3349											
HX Base Yr 2003											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			368,020
TOTAL MARKET OB/XF VALUE			2,524
TOTAL LAND VALUE - MARKET			54,100
TOTAL MARKET VALUE			384,695
SOH/AGL Deduction			149,665
ASSESSED VALUE			235,030
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			183,619
TOTAL JUST VALUE			424,644
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,885

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/976	5/23/2024	LE U		I	14	100
GRANTOR: BROWN CHONTELLE STEAD						
GRANTEE: BROWN CHONTELLE STE						
1505/1959	12/07/2023	LE U		I	14	100
GRANTOR: BROWN CHONTELLE STEAD						
GRANTEE: BROWN CHONTELLE STE						

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	0294	SHED WOOD/	0	100	8	12	UT	7.50	7.50	100	1993	1993	3	100	720	
2	0252	LEAN-TO W/	0	100	11	12	UT	2.00	2.00	100	1993	1993	3	100	264	
3	0040	BARN, POLE	0	100	22	40	UT	2.50	2.50	70	1997	1997	3	70	1,540	

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.11	AC		1.00	1.00	1.00	280.00	280.00	1,151							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.11	AC		1.00	1.00	1.00	10,000.00	10,000.00	41,100							