

THAT PORTION OF W1/2 OF E1/2 OF
& E1/2 OF W1/2 OF NW1/4 OF SW1/4
CR-18 & THE W 663.98 FT OF E 995

BROOKER BRIAN JOSEPH
2005 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

29-6S-17-09807-000



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	14	CARPET	70			
Interior Floor	08	SHT VINYL	30			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		3	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Architctual Units	01	CONV	100	0	100	
Quality	05	05				
DOR CODE	5000	IMPROVED	AG			
MAP NUM		MKT AREA	02			
NEIGHBORHOOD/LOC	29617.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	2,280	100		2,280	204,696	
TOTALS	2,280			2,280	204,696	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2018								
					Heated Area: 2280			HX Base Yr 2018				

BAS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			204,696	
TOTAL MARKET OB/XF VALUE			26,400	
TOTAL LAND VALUE - MARKET			119,250	
TOTAL MARKET VALUE			247,404	
SOH/AGL Deduction			49,076	
ASSESSED VALUE			198,328	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			146,917	
TOTAL JUST VALUE			350,346	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			355,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37636	STORAGE	0	01/15/2019
35825	M H	411	09/29/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/0065	4/18/2017	WD	Q	V	03	71,000

GRANTOR: JEFFREY JEDENASTY
GRANTEE: BRIAN JOSEPH BROOKE
1331/2235 1/28/2017 PR U V 30 100
GRANTOR: JEROME R FORTON PR FO
GRANTEE: JEFFREY JEDENASTY

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING NOTES	
BAS= W76 S30 E76 N30\$.	

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	0031	BARN,MT AE	0	100	30	40	1,200.00	UT	16.00	100	2019	2019	3	100	19,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

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	100		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,250							
2	5600	A	TIMBER 3	100					18.00	AC		1.00	1.00	1.00	281.00	281.00	5,058							
3	9910	M	MKT.VAL.AG	100					18.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	108,000							