

LOT 14 ANCIENT OAKS S/D.  
AG 1041-1372, WD 1398-1979,

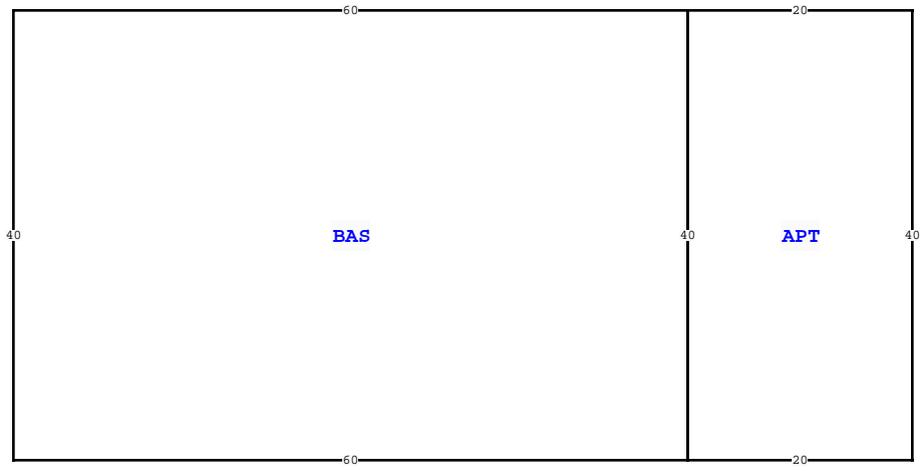
BROWN CHRISTOPHER N  
884 SW MORNINGSTAR GLN  
FORT WHITE, FL 32038

**2026**

34-5S-16-03752-214  
3

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	80
Interior Wall	05	DRYWALL	20
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		1	100
Bathrooms		1	100
Frame	05	STEEL	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34516.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	800	100	
BAS	2,400	100	
TOTALS	3,200		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8700	01	3,200	70.6800	28.27	90,464	2013	2013	0	0	10.00	90.00	
2 PREF M B A 0% - 2026 Heated Area: 3200 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			81,418
TOTAL MARKET OB/XF VALUE			9,160
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			155,578
SOH/AGL Deduction			0
ASSESSED VALUE			155,578
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,578
TOTAL JUST VALUE			155,578
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41077	M H		12/30/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/1979	11/04/2019	WD	U	I	11	100
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CHRISTOPHER N BROWN						
1312/1284	1/05/2016	AG	U	I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	12	24	UT	7.50	7.50	100
2	9946	Well	0	0	0	0	UT	4,000.00	4,000.00	100
3	9947	Septic	0	0	0	0	UT	3,000.00	3,000.00	100

TOTAL OB/XF										9,160
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/07/2026	MLU			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S40 E60 APT= E20 N40 W20 S40\$ N40\$.									

LAND DESCRIPTION										TOTAL OB/XF										9,160				
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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							