LOT 2 BLOCK A HOLLINGSWORTH ESTA

890-1139, WD 1068-1079,

COOK DONALD W JR/COOK DIANNA L
138 SW BRIGHTON CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-202

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

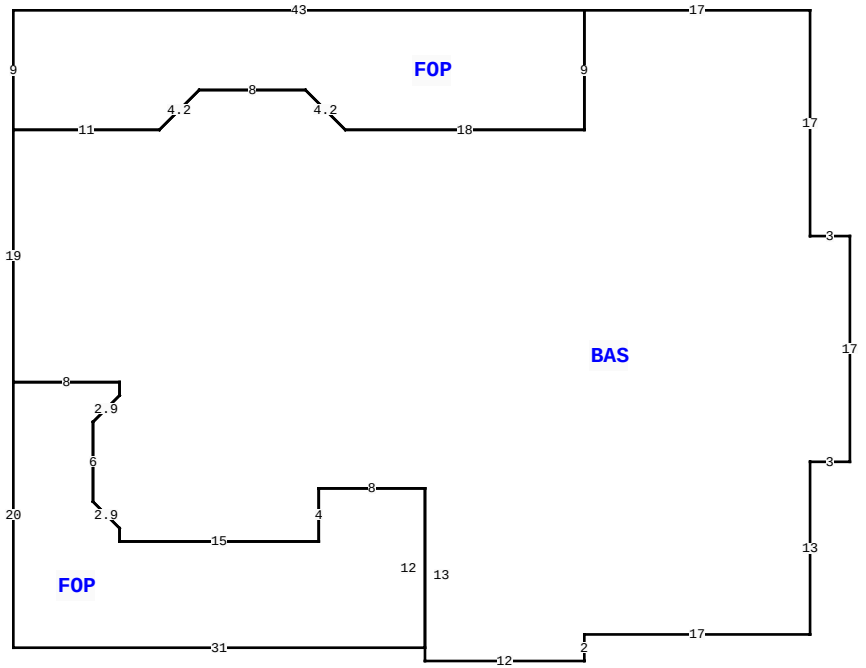
NEIGHBORHOOD/LOC 34616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,212	100		2,212	217,747
FOP	354	30		106	10,434
FOP	360	30		108	10,631
TOTALS	2,926			2,426	238,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,426	110.4830	121.53	294,832	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2212 HX Base Yr 2007



138 SW BRIGHTON CT, FORT WHITE

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 05/08/2026 MLU

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	2,658.00	UT	1.65	1.65	100	2006	2006	3	100	4,386	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	238,814
TOTAL MARKET OB/XF VALUE	6,486
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	269,300
SOH/AGL Deduction	92,404
ASSESSED VALUE	176,896
TOTAL EXEMPTION VALUE	HX HB 13 176,896
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	269,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	265,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056245	Roof Replacement	19,950	08/03/2026
23960	SFR	594	12/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1068/1079	11/30/2005	WD	Q	V	01	100

GRANTOR: COOK REAL ESTATE INVE

GRANTEE: DONALD AND DIANNA C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= W43 S9 E11 R3 U3 E8 D3 R3 E18 N9$ S9 W18 L3 U3 W8 D3 L3 W11 S19 FOP= S20 E31 N12 W8 S4 W15 N1 U2 L2 N6 R2 U2 N1 W8$ E8 S1 D2 L2 S6 R2 D2 S1 E15 N4 E8 S13 E12 N2 E17 N13 E3 N17 W3 N17$.

LAND DESCRIPTION

TOTAL OB/XF 6,486

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 08/11/2026 BY CM Total Acres: 0.82 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS