LOT 8 BLOCK A HOLLINGSWORTH ESTA
709-416, 755-92, PB 843-385, 856

VAN RENSBURG MARTHINUS P/VAN RENSBURG LAUZYA MARIA
162 SW BRIGHTON CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-208

BUILDING CHARACTERISTICS

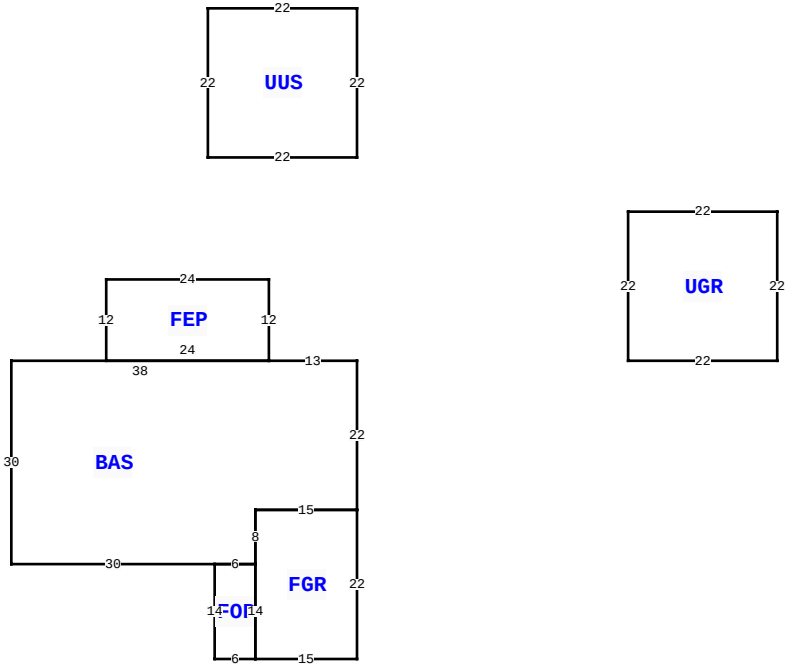
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,410	100		1,410	124,497
FEP	288	80		230	20,308
FGR	330	55		182	16,070
FOP	84	30		25	2,207
UGR	484	45		218	19,248
UUS	484	50		242	21,367
TOTALS	3,080			2,307	203,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,307	123.4926	135.84	313,383	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1410 HX Base Yr 2025



162 SW BRIGHTON CT, FORT WHITE

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

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	40	50	2,000.00	UT	3.00	3.00	100	0	0	3	100	6,000	
2	0031	BARN,MT AE	0	100	32	22	704.00	UT	5.00	5.00	100	0	0	3	100	3,520	
3	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	100	0	0	3	100	3,000	
4	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	100	2007	2007	3	100	3,000	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,760	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		203,699
TOTAL MARKET OB/XF VALUE		17,280
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		244,979
SOH/AGL Deduction		0
ASSESSED VALUE		244,979
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		193,568
TOTAL JUST VALUE		244,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,683

SALE:2:1: LOT 8 BLK A HOLLINGSWORTH ESTATES

SALE:1:1: FAMILY TRANSACTION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045850	Remodel	8,843	11/03/2022
25836	MAINT/ALTR	30	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1047	1/13/2026	LE	U	I	14	100
GRANTOR: VAN RENSBURG MARTHINU						
GRANTEE: DU PREEZ JUDY MAY (						
1419/2730	9/16/2020	WD	Q	I	01	209,000
GRANTOR: MATTHEW LANCE						
GRANTEE: MARTHINUS P & LAUZY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FEP= N12 W24 S12 E24$ W38 S30 E30 FOP= S14 E6N14 W6$ E6 FGR= S14 E15 N22 W15 S8$ N8 E15 N22$ PTR= N30 UUS= N22 W22 S22 E22$ S30$ PTR= E40 UGR= E22 N22 W22 S22$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 17,280

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 05/26/2026 BY NH Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS