LOT 5 BLOCK B HOLLINGSWORTH ESTA
890-1139, WD 1075-2402,

MAY CEDRIC N/MAY SHELLIE C
250 SW BRIGHTON COURT
FORT WHITE, FL 32038

2027

34-6S-16-04059-225

BUILDING CHARACTERISTICS

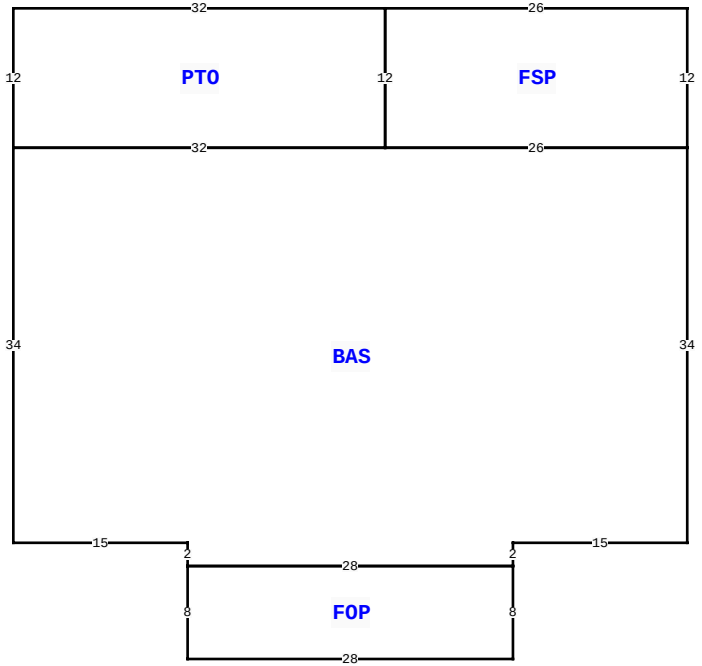
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	2,028	100		2,028	198,025
FOP	224	30		67	6,542
FSP	312	40		125	12,206
PTO	384	5		19	1,855
TOTALS	2,948			2,239	218,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,239	109.5906	120.55	269,911	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 2028 HX Base Yr 2007



250 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	0	0	2,097.00	UT	3.00	3.00	100	2006	2006	3	100	6,291	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		218,628
TOTAL MARKET OB/XF VALUE		6,891
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		249,519
SOH/AGL Deduction		70,466
ASSESSED VALUE		179,053
TOTAL EXEMPTION VALUE	HX HB VX 13	179,053
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		249,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045651	Roof Replacement	18,000	10/10/2022
24378	SFR	525	04/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/2402	2/24/2006	WD	Q	V	01	100

GRANTOR: COOK REAL ESTATE

GRANTEE: CEDRIC N & SHELLIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N34 FSP= N12 W26 S12 E26$ W26 PTO= N12 W32 S12 E32$ W32 S34 E15 S2 FOP= S8 E28 N8 W28$ E28 N2 E15$.

LAND DESCRIPTION

TOTAL OB/XF 6,891

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 11/18/2022 BY JS Total Acres: 0.87 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS