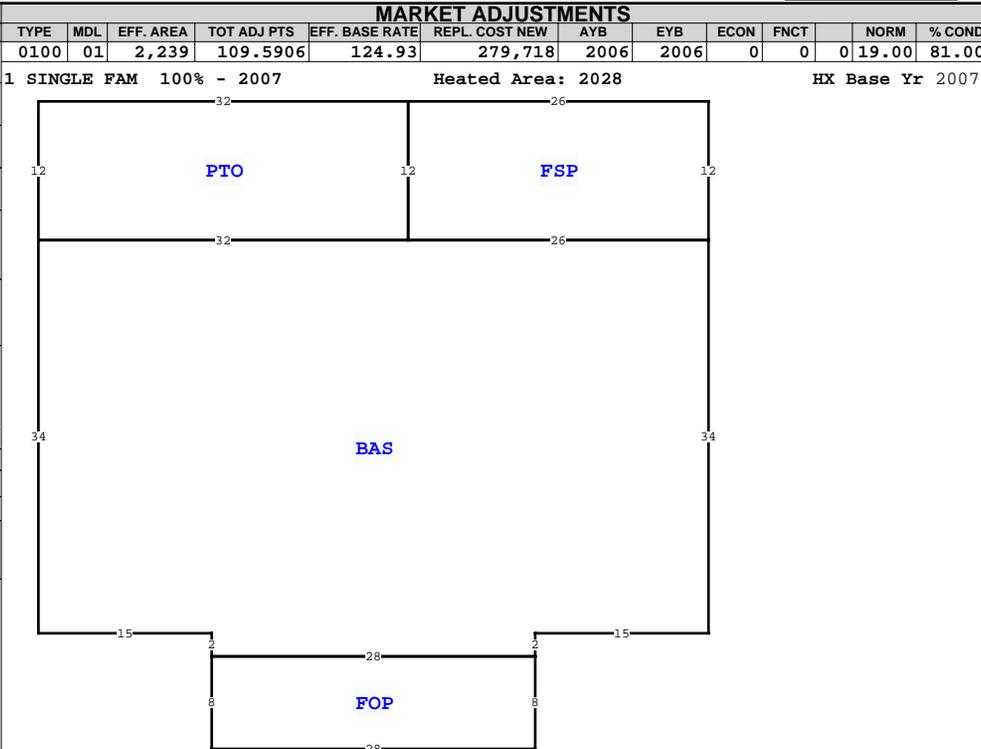


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	205,220
FOP	224	30		67	6,780
FSP	312	40		125	12,649
PTO	384	5		19	1,923
TOTALS	2,948			2,239	226,572



250 SW BRIGHTON CT, FORT WHITE

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

EXTRA FEATURES		TOTAL OB/XF		6,891											
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	0166	CONC,PAVMT	0	100	0	0		2,097.00	UT	3.00				3.00	6,291
2	0296	SHED METAL	0	100	0	0		1.00	UT	0.00				0.00	600

LAND DESCRIPTION		TOTAL OB/XF		6,891																				
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			A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			226,572
TOTAL MARKET OB/XF VALUE			6,891
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			257,463
SOH/AGL Deduction			83,625
ASSESSED VALUE			173,838
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			117,427
TOTAL JUST VALUE			257,463
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			247,239

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	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\$.	