LOT 7 BLOCK B HOLLINGSWORTH ESTA
716-188, 721-95, 731-953, DC 106

QUINONES ALEJANDRINA
284 SW BRIGHTON CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-227

BUILDING CHARACTERISTICS

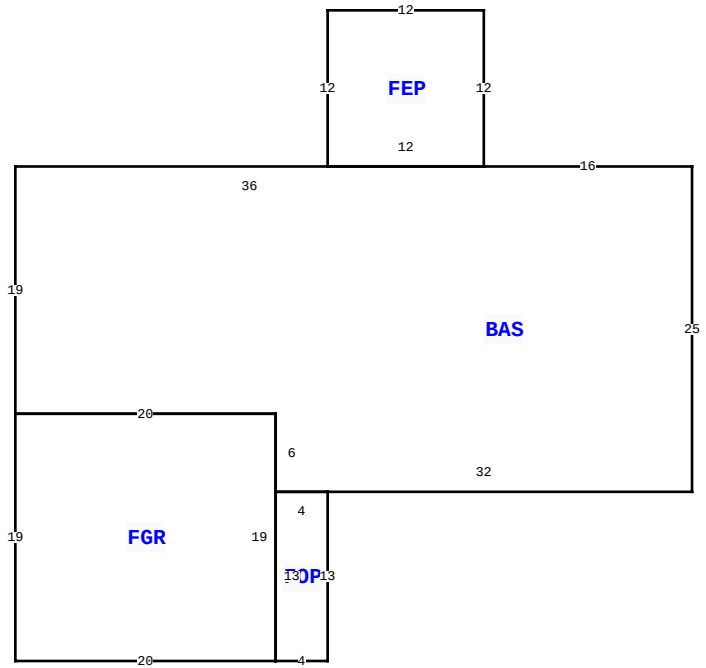
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,180	100		1,180	79,507
FEP	144	80		115	7,749
FGR	380	55		209	14,082
FOP	52	30		16	1,078
TOTALS	1,756			1,520	102,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	94.2400	103.66	157,563	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1180 HX Base Yr 2022



284 SW BRIGHTON CT, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	27	15	405.00	UT	3.00	3.00	100	0	0	3	100	1,215	
2	0169	FENCE/WOOD	0	100	0	0	240.00	UT	7.50	7.50	100	1993	1993	3	100	1,800	
3	0258	PATIO	0	100	12	24	288.00	UT	2.25	2.25	100	2010	2010	3	100	648	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	102,416
TOTAL MARKET OB/XF VALUE	3,663
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	130,079
SOH/AGL Deduction	13,793
ASSESSED VALUE	116,286
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	64,875
TOTAL JUST VALUE	130,079
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,946

SALE:3:1: SANDERS IN REAL ESTATE-BOUGHT SEVERAL LO

SALE:2:1: LOT 7 BLOCK B, HOLLINGSWORTH ESTATES

SALE:1:1: LOT 7 BLK B HOLLINGSWORTH ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/199	6/14/2021	WD	U	I	30	80,000
GRANTOR: RODRIGUEZ MAUREEN						
GRANTEE: QUINONES ALEJANDRIN						
1220/1106	8/16/2011	WD	U	I	12	70,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MAUREEN RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W36 S19 E20 S6 E32 N25 $
FGR=[ORIG=-52,19] S19 E20 N19 W20 $
FEP=[ORIG=-16,0] N12 W12 S12 E12 $
FOP=[ORIG=-32,25] S13 E4 N13 W4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,663

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 06/22/2015 BY DF Total Acres: 0.57 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS