LOT 1 BLOCK D HOLLINGSWORTH ESTA
759-1319, DC 1304-218, LE 1304-6

HUECK CHRISTOPHER MICHAEL
121 SW BRIGHTON CT
FORT WHITE, FL 32038

2026

34-6S-16-04059-251

BUILDING CHARACTERISTICS

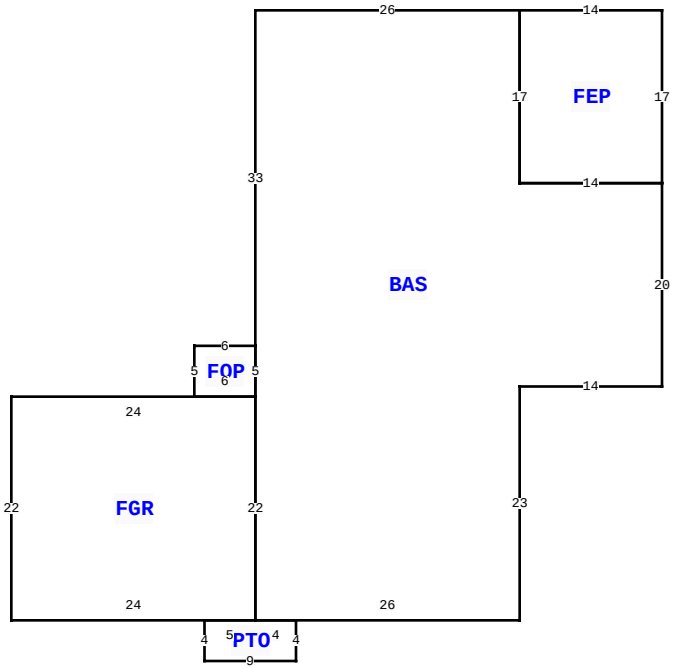
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,840	100		1,840	152,152
FEP	238	80		190	15,712
FGR	528	55		290	23,981
FOP	30	30		9	744
PTO	36	5		2	165
TOTALS	2,672			2,331	192,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	110.1920	123.42	287,692	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2020 Heated Area: 1840 HX Base Yr 2020



121 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	15	98	1,470.00	UT	1.40	1.40	100	0	0	3	100	2,058	
3	0251	LEAN TO W/	0	100	8	28	224.00	UT	3.00	3.00	70	1993	1993	3	70	470	
4	0169	FENCE/WOOD	0	100	0	0	55.00	UT	7.50	7.50	40	1993	1993	3	40	165	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	70	1993	1993	3	70	1,260	
6	0294	SHED WOOD/	0	100	12	28	336.00	UT	7.50	7.50	70	1993	1993	3	70	1,764	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,754
TOTAL MARKET OB/XF VALUE		6,917
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		223,671
SOH/AGL Deduction		60,986
ASSESSED VALUE		162,685
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,274
TOTAL JUST VALUE		223,671
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,548

LAND:1:1: LOT 1 BLOCK D HOLLINGSWORTH ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049544	Roof Replacement	20,100	04/02/2024
26851	MAINT/ALTR	30	03/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0113	8/01/2019	WD	Q	I	01	152,500
GRANTOR: JOANNE MAINI						
GRANTEE: CHRISTOPHER MICHAEL						
1304/0625	11/10/2015	LE	U	I	14	100
GRANTOR: JOANNE MAINI (AS TO A						
GRANTEE: JEFFREY ALLEN HOCUT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S33 FOP= W6 S5 E6 N5$ S5 FGR= W24 S22 E24 N22$S22
PTO= W5 S4 E9 N4 W4 $ E26N23 E14 N20 FEP= N17 W14 S17E14$ W14 N17$.

LAND DESCRIPTION

TOTAL OB/XF 6,917

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 04/29/2024 BY JS Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/19/2026 BY SYS