LOT 11 BLOCK D HOLLINGSWORTH EST
659-228, 746-1816, 899-2611, 954

BISHOP WILLIAM D II/BISHOP KELLY
161 SW BRIGHTON CT
FORT WHITE, FL 32038

2027

34-6S-16-04059-261

BUILDING CHARACTERISTICS

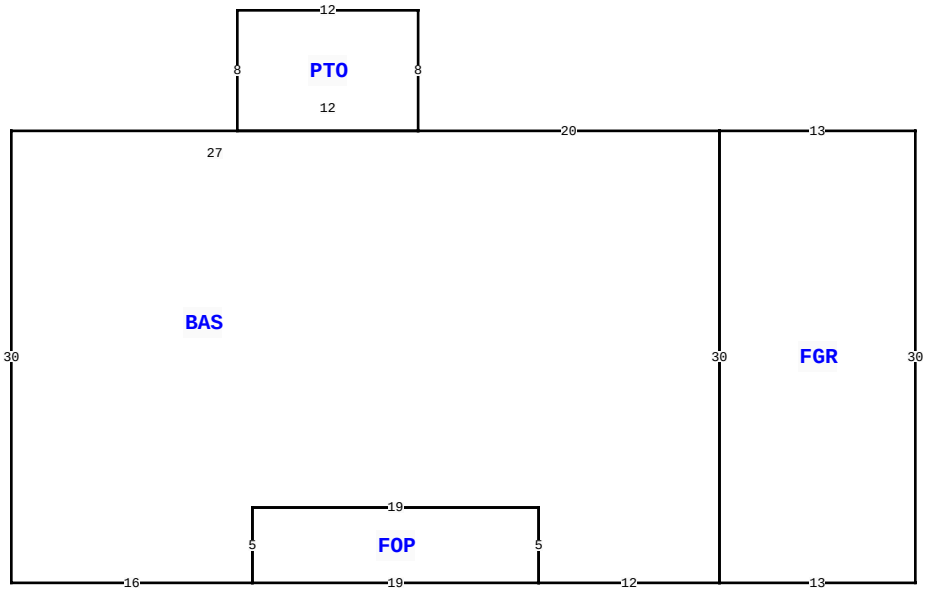
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	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	1,315	100		1,315	129,633
FGR	390	55		214	21,096
FOP	95	30		28	2,760
PTO	96	5		5	493
TOTALS	1,896			1,562	153,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,562	119.4930	131.44	205,309	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1315 HX Base Yr 2016



161 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	0	0	345.00	UT	1.50	1.50	100	2000	2000	3	100	518	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
4	0060	CARPORT F	0	100	20	30	600.00	UT	7.00	7.00	100	2026	2025		100	4,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,982
TOTAL MARKET OB/XF VALUE	5,618
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	183,600
SOH/AGL Deduction	60,756
ASSESSED VALUE	122,844
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	71,433
TOTAL JUST VALUE	183,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054954	Roof Replacement	15,000	02/04/2026
000053115	Storage Building	5,709	05/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1128/1885	8/15/2007	WD	Q	I		150,000

GRANTOR: ROCKY FORD

GRANTEE: WILLIAM & KELLY BIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N8 W12 S8 E12$ W27 S30 E16 FOP= E19 N5 W19 S5$ N5 E19 S5 E12 FGR= E13 N30 W13 S30$ N30$.

LAND DESCRIPTION

TOTAL OB/XF 5,618

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 05/27/2026 BY NH Total Acres: 0.51 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/16/2026 BY SYS