LOT 20 BLOCK B SPRING HILLS S/D.
638-661, 962-1778,

BRAINARD KEITH
5112 SANTOS RD
KISSIMMEE, FL 34746

2026

36-5S-15-00488-045

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

265 SW WALNUT PL, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	31,116
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	53,116
SOH/AGL Deduction	4,868
ASSESSED VALUE	48,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,248
TOTAL JUST VALUE	53,116
NCON VALUE	2,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,316

SALE:1:1: 2 PARCELS - 1 DEED

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26517	SFR	527	12/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/1778	9/11/2002	WD	Q	V		6,500
GRANTOR: SHAREN HORTON						
GRANTEE: KEITH BRAINARD						
0638/0661	12/02/1987	WD	U	V		4,300
GRANTOR: SACCOMANO EUGENE						
GRANTEE: HORTON SHAREN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0297	SHED CONCR	0	0	0	0	1,632.00	UT	13.00	13.00	100	2016	2016	3	100	21,216	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2026	2025		100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 31,116

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	0700	C	MISC RES	0		A-1	154.00	287.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 03/30/2026 BY KS Total Acres: 1.01 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 06/08/2026 BY SYS