

LOTS 20 & 21 PARKER WOODS S/D.
785-441, 946-2039 THRU 2040, QC

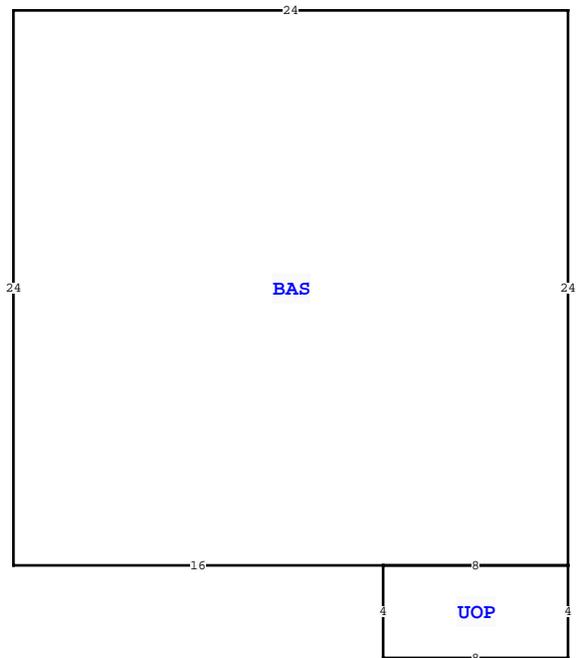
BREWER ROY JUSTICE
4124 SW COUNTY ROAD 18
FORT WHITE, FL 32038

2026

36-6S-16-04076-120
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		1 100	
Bathrooms		1 100	
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	0101	SFRES/SFRES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36616.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
UOP	32	20	
TOTALS	608		582 42,177

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SINGLE FAM	0%	- 2006									
Heated Area: 576 HX Base Yr 2006												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		362,410	
TOTAL MARKET OB/XF VALUE		9,896	
TOTAL LAND VALUE - MARKET		110,000	
TOTAL MARKET VALUE		482,306	
SOH/AGL Deduction		169,166	
ASSESSED VALUE		313,140	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		261,729	
TOTAL JUST VALUE		482,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		465,570	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25086	SFR	923	10/05/2006
11729	GARAGE	50	10/07/1996
7794	M H	100	11/18/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1648	10/08/2014	QC	U	I	11	100
GRANTOR: ROY J JR & PATRICIA B						
GRANTEE: ROY JUSTICE BREWER						
0946/2040	1/29/2002	WD	Q	I		55,000
GRANTOR: JAMES & TINA JANUSZEW						
GRANTEE: ROY J & PATRICIA E						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0296	SHED METAL	0 100	10	16	160.00	UT	4.50	4.50	100	2001	2001
2	0166	CONC, PAVMT	0 100	0	0	464.00	UT	1.50	1.50	100	2001	2001
3	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007
4	0040	BARN, POLE	0 100	0	0	2,160.00	UT	3.00	3.00	100	2007	2007

TOTAL OB/XF												
9,896												
4124 SW COUNTY ROAD 18 , FORT WHITE												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/06/2026 MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W24 S24 E16 UOP= S4 E8 N4 W8\$ E8 N24\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		RSF/MH	0.00	0.00	10.00	AC		1.00
TOTAL ADJ 1.00 % COND 1.00 TOT ADJ 1.00 UNIT PRICE 11,000.00 ADJ UNIT PRICE 11,000.00 LAND VALUE 110,000												

