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

2027

36-6S-16-04076-120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 Floo	14	CARPET 90
Interior Floo	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

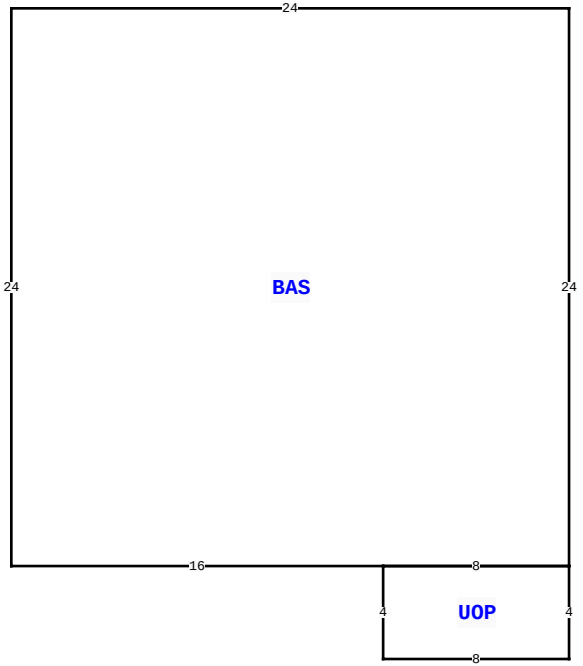
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 36616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	40,278
UOP	32	20		6	419
TOTALS	608			582	40,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	582	97.8000	107.58	62,612	1997	1997	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2006 Heated Area: 576 HX Base Yr 2006



BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

4124 SW COUNTY ROAD 18 , FORT WHITE

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	0296	SHED METAL	0	100	10	16	160.00	UT	4.50	4.50	100	2001	2001	3	100	720	
2	0166	CONC,PAVMT	0	100	0	0	464.00	UT	1.50	1.50	100	2001	2001	3	100	696	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
4	0040	BARN,POLE	0	100	0	0	2,160.00	UT	3.00	3.00	100	2007	2007	3	100	6,480	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,697
TOTAL MARKET OB/XF VALUE		9,896
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		469,593
SOH/AGL Deduction		149,803
ASSESSED VALUE		319,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		268,379
TOTAL JUST VALUE		469,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,936

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 JUCTICE BREWER						
0946/2040	1/29/2002	WD	Q	I		55,000
GRANTOR: JAMES & TINA JANUSZEW						
GRANTEE: ROY J & PATRICIA E						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 9,896

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		RSF/MH	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 05/14/2026 BY NH Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

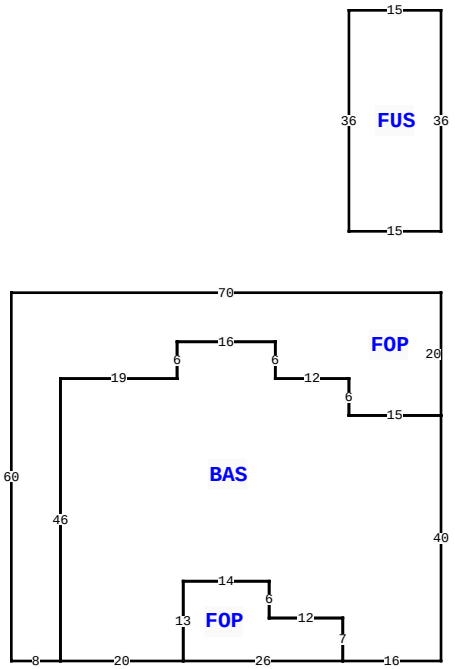
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100		2,592	221,556
FOP	266	30		80	6,838
FOP	1,342	30		403	34,447
FUS	540	100		540	46,158
TOTALS	4,740			3,615	308,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,615	94.7625	104.24	376,828	2007	2007	0	0	0	18.00	82.00

3 SINGLE FAM 100% - 2006 Heated Area: 3132 HX Base Yr 2006



4124 SW COUNTY ROAD 18 , FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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GRANTEE: ROY JUCTICE BREWER						
0946/2040	1/29/2002	WD	Q	I		55,000
GRANTOR: JAMES & TINA JANUSZEW						
GRANTEE: ROY J & PATRICIA E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N20 W70 S60 E8 N46 E19 N6 E16 S6 E12 S6 E15$ BAS= W15 N6 W12 N6 W16 S6 W19 S46 E20 FOP= E26 N7 W12 N6 W14 S13$ N13 E14 S6 E12 S7 E16 N40 $ PTR= N30 FUS= N36 W15 S36 E15$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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