

COMM NW COR OF NW1/4 OF NE1/4, S
 POB, CONT S 559.58 FT, E 1328.44
 FT, W 1325.62 FT TO POB

MCLEOD BROOKE O
 858 SW JACOB CT
 FORT WHITE, FL 32038

2026

36-7S-16-04351-031


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 136,400 TOTAL MARKET VALUE 7,587 SOH/AGL Deduction 0 ASSESSED VALUE 7,587 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,587 TOTAL JUST VALUE 136,400 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 102,300											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1306/2775 12/18/2015 WD U V 11 100 GRANTOR: JOHN E FRANKENHAUSER GRANTEE: BROOKE O MCLEOD											
TOTALS										BLD DATE		LGL DATE		05/07/2026		MLU		BUILDING NOTES													
EXTRA FEATURES										XF DATE		LAND DATE		09/16/2024		SF		BUILDING DIMENSIONS													
INC DATE																															
L N	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															
																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.05	AC		1.00	1.00	1.00	445.00	445.00	7,587														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	17.05	AC		1.00	1.00	1.00	8,000.00	8,000.00	136,400														
REVIEW DATE 05/07/2026 BY MLU Total Acres: 17.05 Total Land Value: 7,587 Market: 136,400 Agricultural: 7,587 Common: 0 PRINTED 06/08/2026 BY SYS																															