

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

32

HARDIE BRD 90

Exterior Wall

21

STONE 10

Roof Structur

03

GABLE/HIP 100

Roof Cover

14

PREFIN MT 100

Interior Wall

04

PLYWOOD 100

Interior Floo

14

CARPET 80

Interior Floor

08

SHT VINYL 20

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

01

NONE 100

Architectual

2.

2. 100

Units

05

CONV 100

Condition Adj

0 100

Kitchen Adjus

03

03 100

01

01 100

Quality

07

07

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

02

NEIGHBORHOOD/LOC

100000.02

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,628

100

2,628

245,844

FOP

588

30

176

16,465

UGR

2,628

45

1,183

110,667

UOP

324

20

65

6,081

TOTALS

6,168

4,052

379,057

EXTRA FEATURES

498 SW MANATEE TER, FORT WHITE

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

1

0120

CLFENCE 4

0 100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

100

2

0166

CONC, PAVMT

0 100

0

0

4,400.00

UT

2.00

2.00

100

2015

2015

3

100

8,800

LAND DESCRIPTION

TOTAL OB/XF

8,900

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

0132

C

SFR RIVER

100

A-1

0.00

0.00

100.00

FF

1.00

1.00

1.00

750.00

750.00

75,000

REVIEW DATE

02/15/2016

BY

DF

Total Acres:

0.89

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

4,052

128.5041

143.92

583,164

1973

1973

0

0

0

35.00

65.00

HEATED AREA: 2628

HX Base Yr 2007

UOP

UGR

FOP

BAS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/13/2025

MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N73 W36 S73 E36 \$

UGR=[ORIG=50,-30] N73 W36 S73 E36 \$

FOP=[ORIG=0,-73] N9 W42 S44 E6 N35 E36 \$

UOP=[ORIG=50,-103] N9 W36 S9 E36 \$

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/IAGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

379,057

8,900

75,000

462,957

196,420

266,537

50,722

215,815

462,957

0

462,957

PERMIT NUM

DESCRIPTION

AMT

ISSUED

24624

ADDN SFR

275

06/13/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1553/1266

10/22/2025

QC

U

I

11

100

GRANTOR: BARCIA PAUL P

GRANTEE: BARCIA PHILLIP S

1074/0952

2/16/2006

WD

Q

I

170,000

GRANTOR: MARGARET W KINARD

GRANTEE: PAUL P & ANN BARCIA