LOTS 41,42,43 & 44, UNIT 2 THREE
454-163, 739-931, 794-777, 806-7

D & M PROPERTIES LLP
20336 NW 259TH TER
HIGH SPRINGS, FL 32643

2026

00-00-00-00586-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

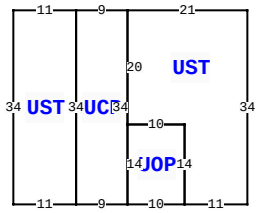
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.02	1.00/

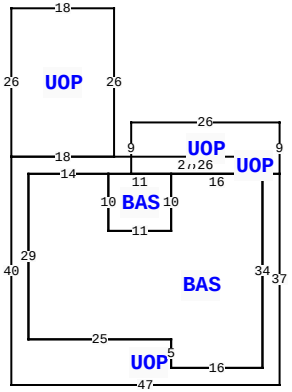
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	8,865
BAS	1,159	100		1,159	93,406
UCP	306	20		61	4,916
UOP	9	20		2	161
UOP	140	20		28	2,257
UOP	234	20		47	3,788
UOP	468	20		94	7,576
UOP	602	20		120	9,671
UST	374	45		168	13,540
UST	574	45		258	20,793
TOTALS	3,976			2,047	164,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	2,047	110.0950	134.32	274,953	1981	1981	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 1269 HX Base Yr





470 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	164,972
TOTAL MARKET OB/XF VALUE	7,685
TOTAL LAND VALUE - MARKET	172,800
TOTAL MARKET VALUE	345,457
SOH/AGL Deduction	30,167
ASSESSED VALUE	315,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	315,290
TOTAL JUST VALUE	345,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053226	Roof Replacement	37,800	05/23/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/2410	5/09/2016	WD	Q	I	01	216,500
GRANTOR: JOHN GARTNER & BARBAR						
GRANTEE: D & M PROPERTIES LL						
1125/2459	7/10/2007	QC	Q	V	01	4,000
GRANTOR: DAVID A BACON						
GRANTEE: GARTNER JOHN & HOFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=3,3] W16 S10 W11 N10 W14 S29 E25 S5 E16 N34 $
UOP=[ORIG=3,0] W26 W18 S40 E47 N37 W3 S34 W16 N5 W25 N29 E14 E27 N3 $
UST=[ORIG=30,-40] E11 N34 W21 S20 E10 S14 $
UOP=[ORIG=-23,0] N26 W18 S26 E18 $
UST=[ORIG=0,-40] E11 N34 W11 S34 $
UCP=[ORIG=11,-40] E9 N34 W9 S34 $
UOP=[ORIG=6,3] N9 W26 S9 E26 $
UOP=[ORIG=20,-40] E10 N14 W10 S14 $
BAS=[ORIG=-24,3] S10 E11 N10 W11 $
UOP=[ORIG=0,0] E3 S3 W3 N3 $
.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0084	DOCK-RIVER	0	0	0	0	310.00	UT	14.50	14.50	100	1981	1981	3	40	1,798	
3	0084	DOCK-RIVER	0	0	3	344	1,032.00	UT	14.50	14.50	20	1981	1981	3	30	4,489	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	66	2015	2015	3	66	198	

LAND DESCRIPTION

TOTAL OB/XF 7,685

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	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.80	750.00	600.00	45,000							
2	0132	C	SFR RIVER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.80	750.00	600.00	45,000							
3	0020	C	VAC/WATER	0		A-1	0.00	0.00	75.00	FF		1.00	1.00	0.80	750.00	600.00	45,000							
4	0020	C	VAC/WATER	0		A-1	0.00	0.00	63.00	FF		1.00	1.00	0.80	750.00	600.00	37,800							

REVIEW DATE 02/18/2016 BY DF Total Acres: 3.34 Total Land Value: 172,800 Market: 0 Agricultural: 0 Common: 172,800 PRINTED 11/19/2025 BY SYS