LOTS 44,45 & 46, UNIT 17, THREE
618-42, 659-720, 693-327, WD 811

LOPER JAMES RICHARD
322 SOUTH 6TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-00-00959-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

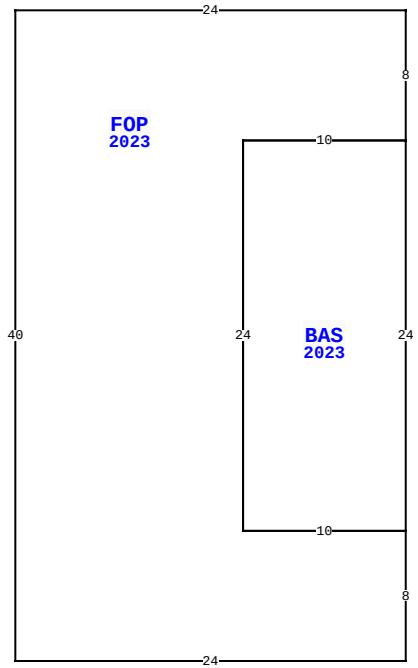
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2023	240	15,120
FOP	720	30	2023	216	13,608
TOTALS	960			456	28,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	456	75.0000	84.00	38,304	1983	2005	0	0	0	25.00	75.00

2 SINGLE FAM 0% - 2025 Heated Area: 240 HX Base Yr



1187 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	28,728
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	82,728
SOH/AGL Deduction	0
ASSESSED VALUE	82,728
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,728
TOTAL JUST VALUE	82,728
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048879	Electrical Servic	0	12/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1930	8/21/2024	WD	Q	I	05	230,000
GRANTOR: LINEBACH THOMAS						
GRANTEE: LOPER JAMES RICHARD						
1470/1209	7/05/2022	WD	Q	I	05	168,000
GRANTOR: PENCE-WEICHT BARRIE						
GRANTEE: LINEBACH THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2023;ORIG=75,13] N8 W24 S40 E24 N8 W10 N24 E10 $
BAS=[YR=2023;ORIG=65,13] S24 E10 N24 W10 $
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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
1	0000	C	VAC RES	0		A-1	300.00	0.00	3.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	54,000							

REVIEW DATE 11/21/2024 BY TP Total Acres: 2.76 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 09/17/2025 BY SYS