LOTS 10 - 12 BLOCK 4 UNIT 23 THR ESTATES.

EAKINS SAMUEL W
626 SW UTAH ST
FORT WHITE, FL 32038

2025

00-00-00-01438-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

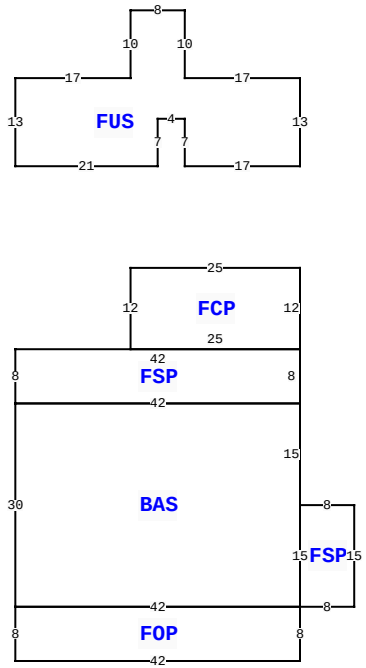
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	122,217
FCP	300	25		75	7,275
FOP	336	30		101	9,797
FSP	120	40		48	4,656
FSP	336	40		134	12,998
FUS	598	100		598	58,004
TOTALS	2,950			2,216	214,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,216	105.6184	118.29	262,131	2006	2006	0	0	0	18.00	82.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1858 HX Base Yr 2019



626 SW UTAH ST, 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		214,947
TOTAL MARKET OB/XF VALUE		8,174
TOTAL LAND VALUE - MARKET		45,900
TOTAL MARKET VALUE		269,021
SOH/AGL Deduction		99,836
ASSESSED VALUE		169,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,463
TOTAL JUST VALUE		269,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049013	Roof Replacement	17,300	01/12/2024
24070	SFR	579	01/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1807	7/27/2018	WD	Q	I	01	203,000
GRANTOR: JOHN DAVID ADAMS JR						
GRANTEE: SAMUEL W EAKINS						
1356/1358	3/03/2018	WD	U	I	12	120,000
GRANTOR: MTGLQ INVESTORS LP						
GRANTEE: JOHN DAVID ADAMS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N15 FSP= N8 FCP= N12 W25 S12 E25$ W42 S8 E42$ W42 S30
FOP= S8 E42 N8 W42$ E42 FSP= E8 N15 W8 S15$ N15$ PTR= N50
FUS= N13 W17 N10 W8 S10 W17 S13 E21 N7 E4 S7 E17$ S50$.

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	0294	SHED WOOD/	0	100	10	24	240.00	UT	10.00	10.00	100	2006	2006	3	100	2,400	
2	0296	SHED METAL	0	100	12	28	336.00	UT	9.00	9.00	100	2006	2006	3	100	3,024	
3	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1993	1993	3	100	2,750	

LAND DESCRIPTION

TOTAL OB/XF 8,174

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		A-1	200.00	400.00	2.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	30,600							
2	0000	C	VAC RES	100		A-1	100.00	400.00	1.00	LT		1.00	1.00	0.85	18,000.00	15,300.00	15,300							

REVIEW DATE 02/06/2024 BY jerry Total Acres: 2.75 Total Land Value: 45,900 Market: 0 Agricultural: 0 Common: 45,900 PRINTED 08/01/2025 BY SYS