LOTS 39 & 40 BLK 4 UNIT 23 THREE

854-2331, 999-1998, WD 1038-562,

HARRIS JUSTIN MICHAEL
263 SW KENTUCKY ST
FORT WHITE, FL 32038

2025

00-00-00-01438-040

BUILDING CHARACTERISTICS

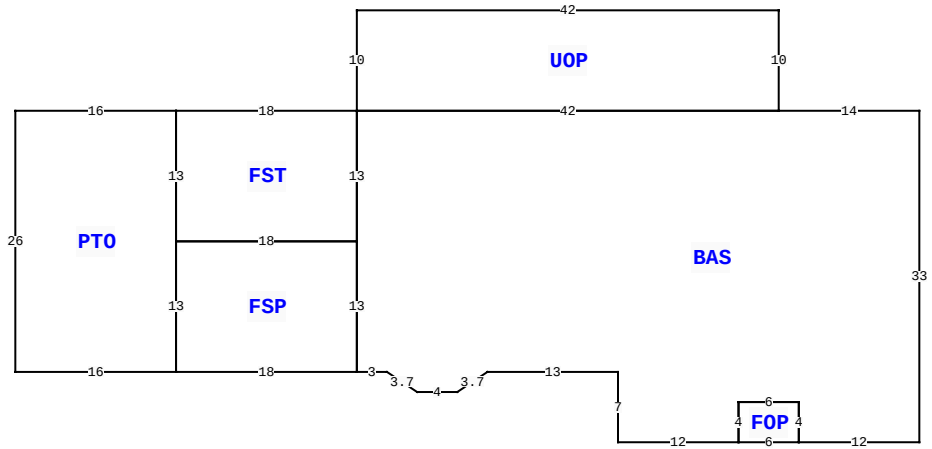
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,656	100		1,656	148,397
FOP	24	30		7	627
FSP	234	40		94	8,424
FST	234	55		129	11,560
PTO	416	5		21	1,882
UOP	420	20		84	7,527
TOTALS	2,984			1,991	178,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,991	109.1720	117.91	234,759	2000	2000	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1656 HX Base Yr 2016



263 SW KENTUCKY ST, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,417
TOTAL MARKET OB/XF VALUE		334
TOTAL LAND VALUE - MARKET		32,400
TOTAL MARKET VALUE		211,151
SOH/AGL Deduction		83,534
ASSESSED VALUE		127,617
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		76,895
TOTAL JUST VALUE		211,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052882	Electrical Servic		04/14/2025
000041992	Roof Replacement	9,075	05/24/2021
15886	SFR	275	08/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/2602	7/15/2015	WD	Q	I	01	124,000
GRANTOR: THOMAS J & DONNA DUNC						
GRANTEE: JUSTIN M HARRIS						
1038/0562	2/16/2005	WD	U	I	08	96,400
GRANTOR: RICE						
GRANTEE: THOMAS J & DONNA DU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N10 W42 S10 E42$ W42 FST= W18 S13 E18 N13$ S13 FSP= W18 PTO= N13 W16 S26 E16 N13$ S13 E18 N13$ S13 E3 D2 R3 E4 R3 U2 E13 S7 E12 FOP= E6 N4 W6 S4$ N4 E6 S4 E12 N33$.

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	0166	CONC,PAVMT	0	100	3	52	156.00	UT	1.50	1.50	100	2000	2000	3	100	234	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 334

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	390.00	2.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	32,400							

REVIEW DATE 06/01/2021 BY JS Total Acres: 1.79 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 05/02/2025 BY SYS