

LOT 8 BLOCK 6 UNIT 23 THREE RVIE

722-775, 737-242, 830-2543, 960-

HANCOCK JEFF R
P O BOX 841
FORT WHITE, FL 32038-0841

2026

00-00-00-01438-308



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	01	01
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		02
NEIGHBORHOOD/LOC	100000.23	1.00/

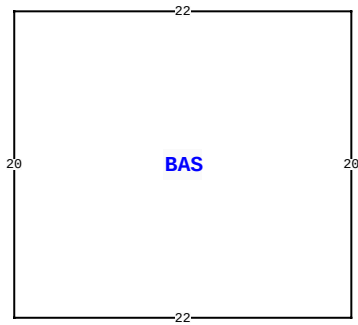
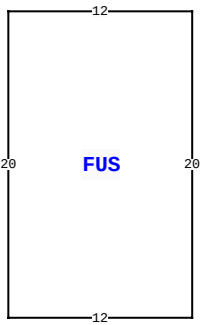
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	16,345
FUS	240	100		240	8,915
TOTALS	680			680	25,260

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	4	8	1.00	UT	0.00
2	0285	SALVAGE	0	0	24	48	1.00	UT	0.00
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	100.00	400.00	1.00

REVIEW DATE 12/07/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	680	51.0300	57.15	38,862	1990	1990	0	0	0	35.00	65.00	
2 SINGLE FAM 0% - 2022 Heated Area: 680 HX Base Yr													



386 SW TEXAS LN, FORT WHITE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	2006	2006	3	100	500	
1.00	UT	0.00	0.00	100	1990	1990	3	100	1,000	
1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

TOTAL OB/XF													
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000						

Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000

COLUMBIA COUNTY PROPERTY													
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VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		25,260
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		44,860
SOH/AGL Deduction		0
ASSESSED VALUE		44,860
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		44,860
TOTAL JUST VALUE		44,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1253/2310	4/30/2013	QC	U	I	11	100	
GRANTOR: GAIL CURRIE							
GRANTEE: JEFF R HANCOCK							
1223/0674	10/14/2011	WD	Q	I	01	16,000	
GRANTOR: HORN INVESTMENTS LP,							
GRANTEE: JEFF R HANCOCK & GA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 PTR= W25 FUS= W12 S20 E12 N20\$ E25\$ S20 E22 N20\$.									

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