LOT 14 BLOCK 6 UNIT 23 THREE RIV
675-344, 815-11,12, 854-750, QC

REVELL ANDREA G
264 SW TEXAS LN
FORT WHITE, FL 32038

2026

00-00-00-01438-314

BUILDING CHARACTERISTICS

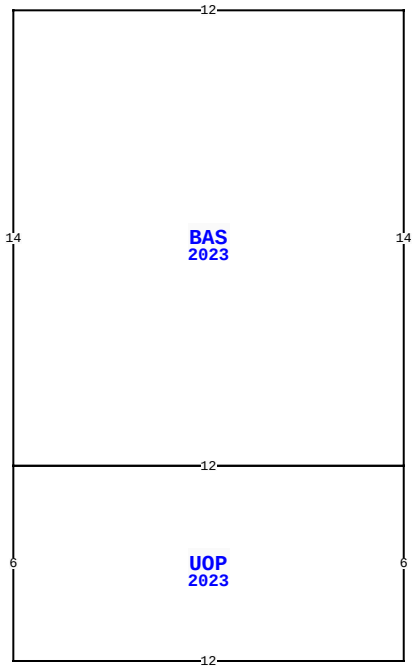
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Exterior Wall	00	N/A 0
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	05	05 100
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	168	100	2023	168	10,346
UOP	72	20	2023	14	862
TOTALS	240			182	11,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	182	103.2000	63.98	11,644	2022	2022	0	0	0	3.75	96.25

1 STRG/CONV 100% - 2023 Heated Area: 168 HX Base Yr 2023



264 SW TEXAS LN, 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		11,207
TOTAL MARKET OB/XF VALUE		9,000
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		38,207
SOH/AGL Deduction		1,345
ASSESSED VALUE		36,862
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,862
TOTAL JUST VALUE		38,207
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		38,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/1520	5/19/2022	WD	U	I	35	78,000
GRANTOR: BALDASARRE SANDRA DAR						
GRANTEE: REVELL ANDREA G						
1399/2153	11/15/2019	WD	Q	V	01	8,000
GRANTOR: EDWARD ALLEN LOOSE						
GRANTEE: SANDRA DARLENE BALD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=26,21] E12 S14 W12 N14 $
UOP=[YR=2023;ORIG=26,35] E12 S6 W12 N6 $
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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
1	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 9,000

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	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/27/2023 BY KS Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/19/2025 BY SYS