

LOT 3 FORT WHITE MANOR S/D
725-488, 779-1098, WD 1018-284,

ADAMS RAYMOND D/ADAMS VALERIE C
447 SW DURANT ST
FORT WHITE, FL 32038

2026

00-00-00-14330-103



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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	34616.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,595	100		1,595	166,125
FOP	54	30		16	1,666
FSP	120	40		48	4,999
TOTALS	1,769			1,659	172,791

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	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	100		RSF/MH	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,659	117.7110	131.84	218,723	2004	2004	0	0	0 21.00	79.00
1 SINGLE FAM 100% - 2005 Heated Area: 1595 HX Base Yr 2005											

447 SW DURANT ST, FORT WHITE									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
03/21/2022 MLU									

TOTAL OB/XF									
1,250									
UNIT PRICE									
15,000.00									
ADJ UNIT PRICE									
15,000.00									
LAND VALUE									
15,000									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		172,791	
TOTAL MARKET OB/XF VALUE		1,250	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		189,041	
SOH/AGL Deduction		61,515	
ASSESSED VALUE		127,526	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		76,804	
TOTAL JUST VALUE		189,041	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		191,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22197	SFR	420	08/16/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1018/0284	6/10/2004	WD Q	V		
GRANTOR: THOMAS F & SANDRA J P					SALE PRICE
GRANTEE: RAYMOND D & VALERIE					8,000
GRANTOR: VESCO INC					
GRANTEE: THOMAS PHILLIPS					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W26 FSP= N10 W12 S10 E12\$ W28 S29 E17 N3 E14 FOP= S6 E9 N6 W9\$ E9 S10 E14 N36\$.									