LOT 4 FT WHITE MANOR REPLAT

779-1100, WD 993-480,

ROGERS CYNTHIA M
475 SW DURANT ST
FORT WHITE, FL 32038

2026

00-00-00-14330-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

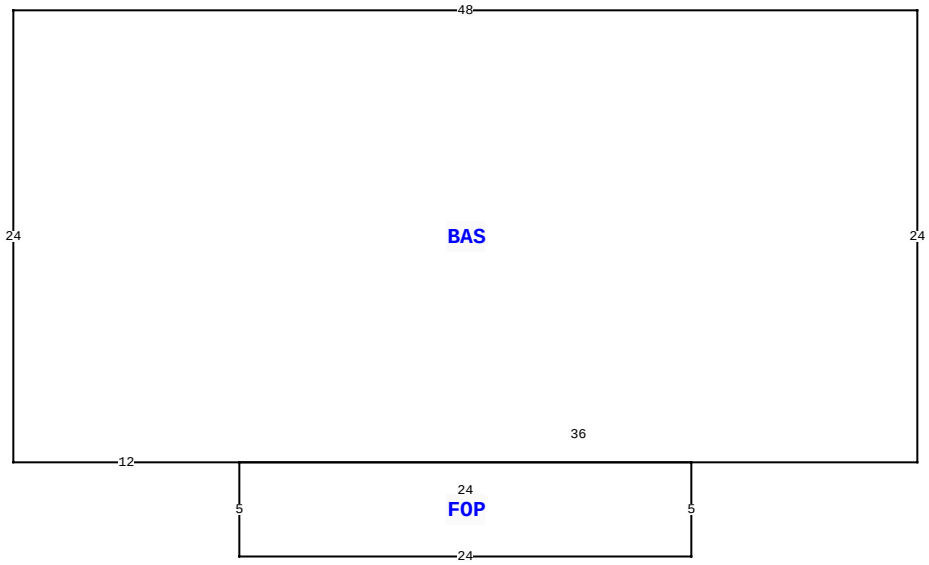
NEIGHBORHOOD/LOC 34616.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	106,671
FOP	120	30		36	3,334
TOTALS	1,272			1,188	110,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	114.0360	127.72	151,731	2003	2003	0	0	0	27.50	72.50

1 SINGLE FAM 100% - 2004 Heated Area: 1152 HX Base Yr 2004



475 SW DURANT ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		110,005
TOTAL MARKET OB/XF VALUE		776
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		128,781
SOH/AGL Deduction		37,700
ASSESSED VALUE		91,081
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,359
TOTAL JUST VALUE		128,781
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,678

SALE:1:1: DUMPING LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21088	SFR	187	09/19/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0993/0480	8/22/2003	WD	Q	V		10,500

GRANTOR: PAUL & FRANCES L YOUN

GRANTEE: CYNTHIA M ROGERS

0779/1100	8/10/1993	WD	U	V	12	4,000

GRANTOR: VESCO

GRANTEE: PAUL YOUNG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 FOP= S5 E24 N5 W24$ E36 N24$.

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	0	0	363.00	UT	2.00	2.00	100	2003	2003	3	100	726	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 776

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.20	15,000.00	18,000.00	18,000							

REVIEW DATE 06/22/2015 BY DF Total Acres: 1.38 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS