FT WHITE: BEG NE COR BLOCK 39, R
160 FT, E 51 FT, N 55 FT, E 75 F
POB.

CIENTO INVESTMENTS CORPORATION
9050 SW 122 ST
MIAMI, FL 33176

2026

00-00-00-14363-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

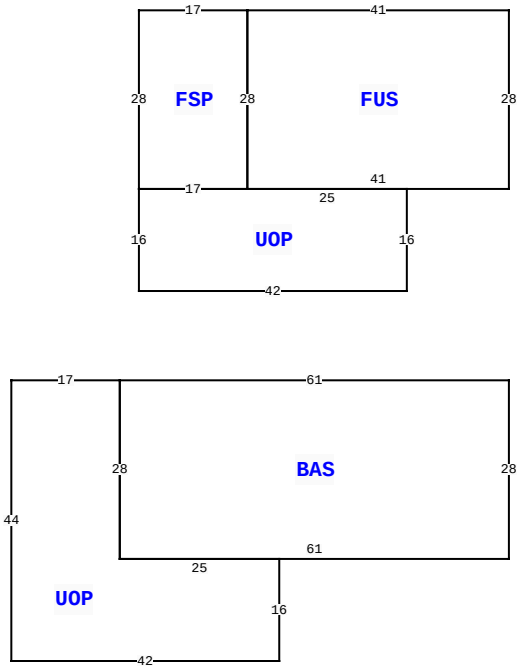
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	25,285
FSP	476	40		190	2,813
FUS	1,148	100		1,148	16,995
UOP	672	20		134	1,984
UOP	1,148	20		230	3,405
TOTALS	5,152			3,410	50,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,410	66.0858	74.02	252,408	1943	1946	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2023 Heated Area: 2856 HX Base Yr



241 SW JORDAN ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	50,482
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	6,272
TOTAL MARKET VALUE	57,254
SOH/AGL Deduction	0
ASSESSED VALUE	57,254
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,254
TOTAL JUST VALUE	57,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/3	6/27/2022	TD	U	I	18	30,700

GRANTOR: CLERK OF COURT

GRANTEE: CIENTO INVESTMENTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 UOP= W17 S44 E42 N16 W25 N28$ S28 E61 N28$ PTR= N30 FUS= N28 W41 FSP= W17 S28 E17 N28$ S28 UOP= W17 S16 E42 N16 W25$ E41$ S30$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		00	0.00	0.00	15,681.00	SF		1.00	1.00	0.50	0.80	0.40	6,272							

REVIEW DATE 06/02/2017 BY DF Total Acres: 0.36 Total Land Value: 6,272 Market: 0 Agricultural: 0 Common: 6,272 PRINTED 11/18/2025 BY SYS