FORT WHITE: ALL BLOCK 73.
306-304, POA 1079-80, DC 1123-18

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2025

00-00-00-14448-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05

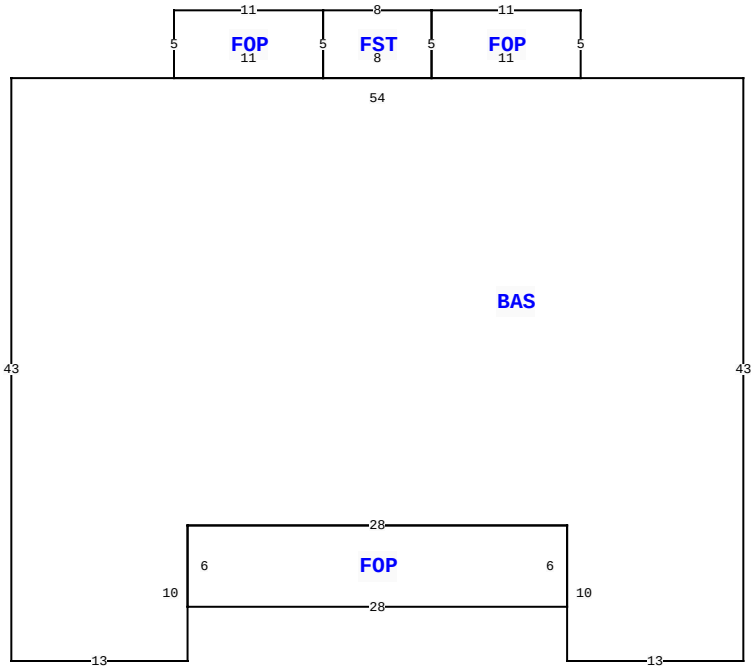
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100		2,042	199,758
FOP	55	30		16	1,566
FOP	55	30		16	1,566
FOP	168	30		50	4,892
FST	40	55		22	2,152
TOTALS	2,360			2,146	209,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,146	118.6500	100.85	216,424	2021	2021	0	0	0	3.00	97.00

1 DUPLEX 0% - 2022 Heated Area: 2042 HX Base Yr



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

161 SW YULAN ST, FORT WHITE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	422,027
TOTAL MARKET OB/XF VALUE	8,992
TOTAL LAND VALUE - MARKET	28,224
TOTAL MARKET VALUE	459,243
SOH/AGL Deduction	4,467
ASSESSED VALUE	454,776
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	454,776
TOTAL JUST VALUE	459,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,433

PRCL:0:9: 11/11 COA PER TC OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041820	New Residential C	155,000	04/14/2022
000041819	New Residential C	155,000	04/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1437/2008	11/09/2020	WD	U	V	11	100
GRANTOR: PINNER JAMES R						
GRANTEE: CRB INVESTMENT PROP						
1436/2763	11/09/2020	WD	U	V	11	0
GRANTOR: PINNER JAMES R						
GRANTEE: CRB INVESTMENTS PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-10] S43 E13 N10 E28 S10 E13 N43 W54 $
FOP=[ORIG=23,23] S6 E28 N6 W28 $
FOP=[ORIG=41,-15] S5 E11 N5 W11 $
FOP=[ORIG=22,-15] S5 E11 N5 W11 $
FST=[ORIG=33,-15] S5 E8 N5 W8 $
.

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	0	0	0	2,046.00	UT	2.00	2.00	100	2022	2021		100	4,092	
2	0166	CONC,PAVMT	0	0	0	0	2,450.00	UT	2.00	2.00	100	2023	2022		100	4,900	

LAND DESCRIPTION

TOTAL OB/XF 8,992

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	0800	C	MULTI-FAM	0			0.00	0.00	44,100.00	SF		1.00	1.00	0.80	0.80	0.64	28,224							

REVIEW DATE 01/11/2023 BY ME Total Acres: 1.01 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 08/15/2025 BY SYS

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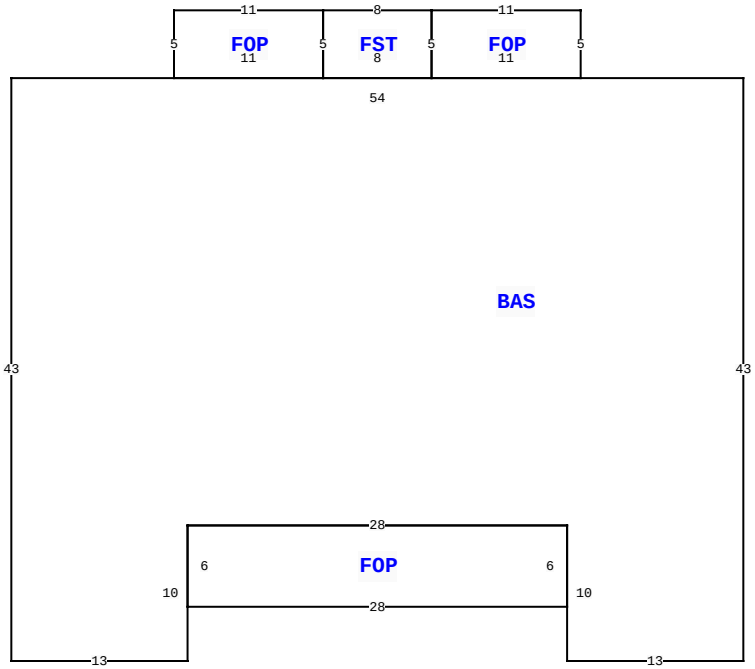
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,042	100		2,042	201,817
FOP	55	30		16	1,582
FOP	55	30		16	1,582
FOP	168	30		50	4,942
FST	40	55		22	2,175
TOTALS	2,360			2,146	212,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,146	118.6500	100.85	216,424	2022	2022	0	0	0	2.00	98.00

2 DUPLEX 0% - 2023 Heated Area: 2042 HX Base Yr



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BLD DATE		LGL DATE	
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L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/11/2023 BY ME Total Acres: 1.01 Total Land Value: 28,224 Market: 0 Agricultural: 0 Common: 28,224 PRINTED 08/15/2025 BY SYS