FORT WHITE: S1/2 OF BLK 75 & THA
GRIFFIN ST (NOW CLOSED & VACATED
IMMEDIATELY ADJ & N OF BLK 94.

HUDSON WANDA
P O BOX 12
FORT WHITE, FL 32038

2025

00-00-00-14453-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

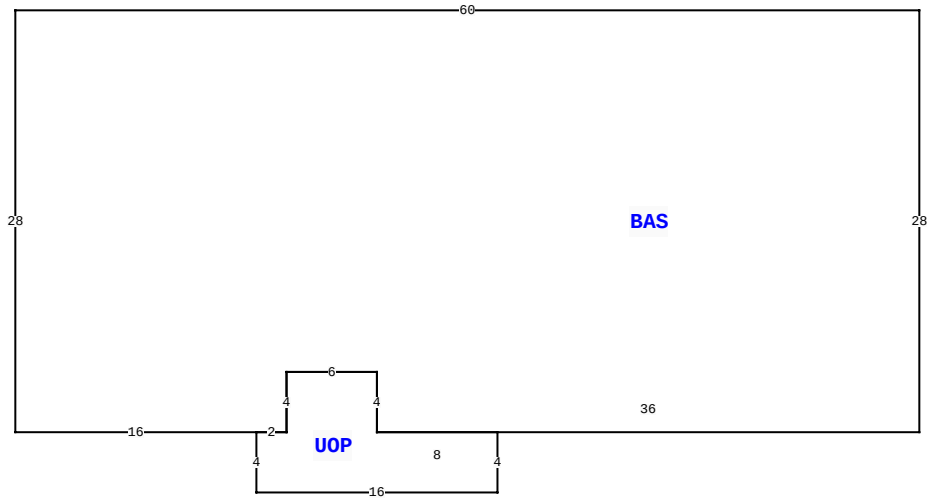
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,656	100		1,656	121,752
UOP	88	20		18	1,323
TOTALS	1,744			1,674	123,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	100.9890	113.11	189,346	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1656 HX Base Yr



386 SW BRYANT AVE, 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		123,075
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		22,680
TOTAL MARKET VALUE		146,455
SOH/AGL Deduction		74,207
ASSESSED VALUE		72,248
TOTAL EXEMPTION VALUE	HX HB	47,248
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		146,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14858	M H	125	12/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/2351	4/05/2024	LE	U	I	14	100
GRANTOR: HUDSON WANDA(ENH LE)						
GRANTEE: HUDSON MICHAEL D (R						
1489/2514	5/08/2023	LE	U	I	14	100
GRANTOR: HUDSON WANDA						
GRANTEE: HUDSON WANDA (ENH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E16 UOP= S4 E16N4 W8 N4 W6 S4 W2$ E2 N4 E6 S4E36 N28$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 700

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		00	0.00	0.00	22,050.00	SF		1.00	1.00	1.00	0.80	0.80	17,640							
2	0000	C	VAC RES	100		00	0.00	0.00	12,600.00	SF		1.00	1.00	0.50	0.80	0.40	5,040							

REVIEW DATE 06/18/2015 BY DF Total Acres: 0.80 Total Land Value: 22,680 Market: 0 Agricultural: 0 Common: 22,680 PRINTED 08/15/2025 BY SYS