FORT WHITE: S 1/2 OF BLK 114, 11
118, W1/2 & SE1/4 OF BLK 119 & 1
130, 131, 132 & 133.

HAAS MARY LYNN
2310 NE 29TH STREET
LIGHTHOUSE POINT, FL 33064

2025

00-00-00-14462-114

BUILDING CHARACTERISTICS

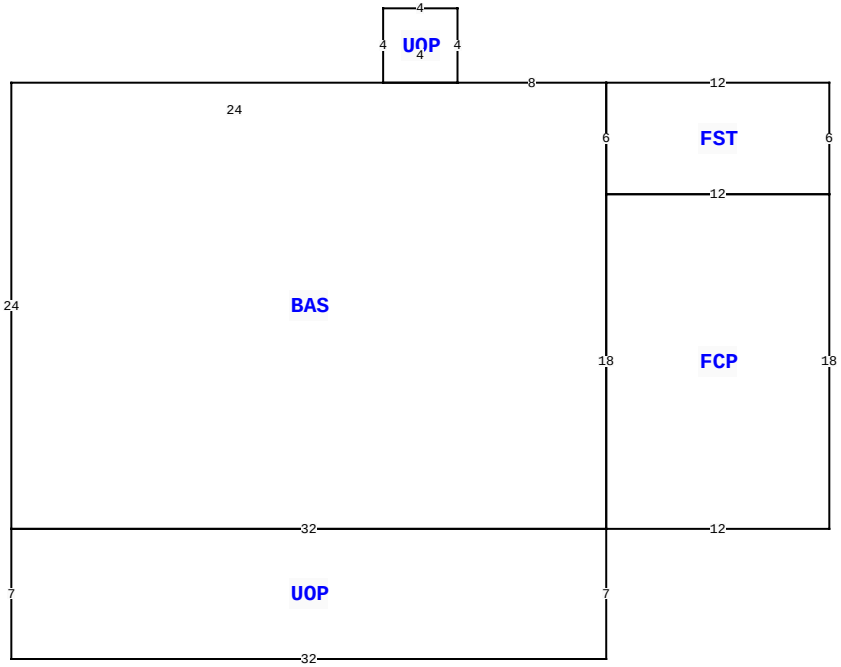
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	768	100		768	56,984
FCP	216	25		54	4,007
FST	72	55		40	2,968
UOP	16	20		3	222
UOP	224	20		45	3,339
TOTALS	1,296			910	67,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	910	101.9200	114.15	103,876	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



18588 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	67,519
TOTAL MARKET OB/XF VALUE	1,599
TOTAL LAND VALUE - MARKET	88,485
TOTAL MARKET VALUE	157,603
SOH/AGL Deduction	21,988
ASSESSED VALUE	135,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,615
TOTAL JUST VALUE	157,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38808	MAINT/ALTR	0	10/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1382/2472	4/10/2019	WD	Q	I	01	113,000
GRANTOR: RACHEL DUREN						
GRANTEE: KENNETH & MARY LYNN						
0889/0810	9/30/1999	WD	Q	V	01	100
GRANTOR: C DUREN						
GRANTEE: C DUREN & R DUREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N4 W4 S4 E4 $ W24 S24 UOP= S7 E32 N7 W32$ E32
FCP= E12 N18 W12 S18$ N18FST= E12 N6 W12 S6$ N6$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0040	BARN,POLE	0	0	14	19	266.00	UT	2.50	2.50	60	1995	1995	3	60	399	

LAND DESCRIPTION

TOTAL OB/XF 1,599

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	10.41	AC		1.00	1.00	1.00	8,500.00	8,500.00	88,485							

REVIEW DATE 01/21/2020 BY KR Total Acres: 10.41 Total Land Value: 88,485 Market: 0 Agricultural: 0 Common: 88,485 PRINTED 08/22/2025 BY SYS