LOT 24 ARROW WOOD S/D.

790-2160, 865-2600, WD 1056-

REEHER ELIZABETH M
260 SW LIME WAY
FT WHITE, FL 32038-3218

2025

01-7S-16-04103-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

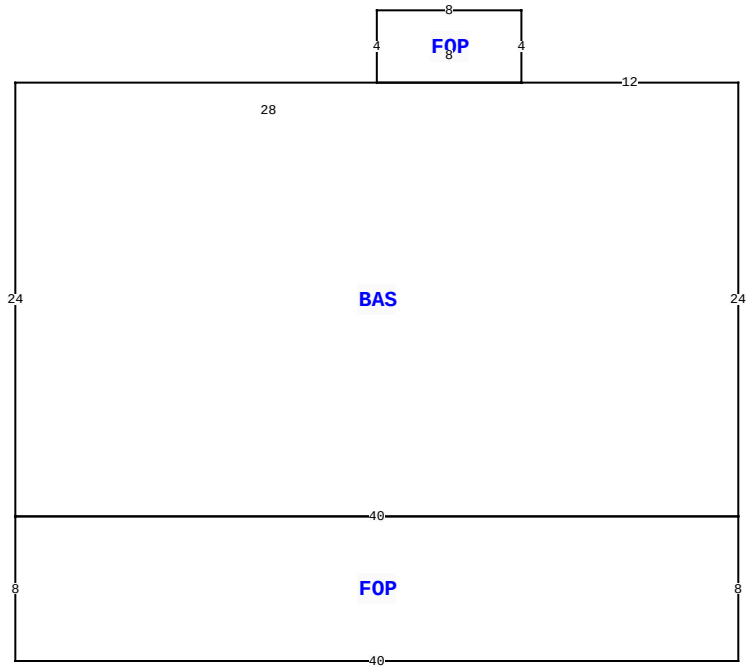
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	1716.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	101,338
FOP	32	30		10	1,056
FOP	320	30		96	10,134
TOTALS	1,312			1,066	112,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,066	134.6400	150.80	160,753	2000	2000	0	0	0	30.00	70.00

2 SINGLE FAM – 100% - 2019 Heated Area: 960 HX Base Yr 2019



260 SW LIME WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,527
TOTAL MARKET OB/XF VALUE		17,728
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		141,475
SOH/AGL Deduction		35,856
ASSESSED VALUE		105,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,897
TOTAL JUST VALUE		180,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,202

XFOB:1:1: CROSS MH

BLDG:1:1: CROSS MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049179	Roof Replacement	33,510	02/08/2024
24430	M H	384	04/27/2006
16652	SFR	170	02/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1081	3/22/2018	WD	Q	I	01	175,000

GRANTOR: KENNETH RORABAUGH & P

GRANTEE: ELIZABETH M REEHER

1360/1078	1/31/2017	WD	U	I	11	100

GRANTOR: THOMAS JOEL GLENN JR

GRANTEE: KENNETH RORABAUGH &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N4 W8 S4 E8$ W28 S24 FOP= S8 E40 N8 W40$ E40 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	0294	SHED WOOD/	0	100	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	100	24	40	960.00	UT	7.00	7.00	100	2006	2006	3	100	6,720	
3	0060	CARPORT F	0	100	11	18	198.00	UT	3.50	3.50	100	2010	2010	3	100	693	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
7	0060	CARPORT F	0	100	30	30	900.00	UT	3.50	3.50	100	2010	2010	3	100	3,150	
8	0166	CONC,PAVMT	0	100	0	0	1,140.00	UT	2.25	2.25	100	2010	2010	3	100	2,565	

LAND DESCRIPTION

TOTAL OB/XF 17,728

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	1.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,100							
2	6200	A	PASTURE 3	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							

REVIEW DATE 04/08/2024 BY JS Total Acres: 5.01 Total Land Value: 11,220 Market: 40,000 Agricultural: 1,120 Common: 10,100 PRINTED 07/07/2025 BY SYS