

KELTNER VIRGIL E JR/KELTNER GWENDLINE
476 SW KELTNER CT
FORT WHITE, FL 32038

2026

01-7S-16-04108-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1													
ELEMENT		CD		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		STANDARD			
Exterior Wall		05		AVERAGE 50		0100		01		1,542		103.4302		178,625		1982		1982		0		0		0		35.00		65.00		Tax Group: 3		Tax Dist:	
Exterior Wall		17		MSNRY STUC 50		1		SINGLE FAM		100%		- 2000		Heated Area: 1600														116,106		3,200			
Roof Structur		07		GAMBREL 100																								TOTAL MARKET OB/XF VALUE		120,000			
Roof Cover		03		COMP SHNGL 100																								TOTAL LAND VALUE - MARKET		130,626			
Interior Wall		05		DRYWALL 100																								TOTAL MARKET VALUE		53,708			
Interior Floo		06		VINYL ASB 100																								SOH/AGL Deduction		76,918			
Air Condition		03		CENTRAL 100																								ASSESSED VALUE		55,722			
Heating Type		04		AIR DUCTED 100																								TOTAL EXEMPTION VALUE		HX HB WR			
Bedrooms				3 100																								BASE TAXABLE VALUE		21,196			
Bathrooms				1 100																								TOTAL JUST VALUE		239,306			
Frame		01		NONE 100																								NCON VALUE		0			
Stories		1.5		1.5 100																								INCOME VALUE		PREVIOUS YEAR MKT VALUE			
Architectual		05		CONV 100																										239,306			
Units				0 100																													
Condition Adj		03		03 100																													
Kitchen Adjus		01		01 100																													
Quality		05		05																													
DOR CODE		5000		IMPROVED AG																													
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC		1716.00		1.00/																													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																							
BAS		960		100				960		72,284																							
SFB		640		80				512		38,552																							
UST		156		45				70		5,271																							
TOTALS		1,756						1,542		116,106																							
EXTRA FEATURES																																	
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			
1		0190		FPLC PF		0 100		0 0		1.00		UT		1,200.00		1,200.00		100		0		0		3		100		1,200					
2		0030		BARN, MT		0 100		0 0		1.00		UT		0.00		0.00		100		1993		1993		3		100		800					
3		0296		SHED METAL		0 100		0 0		1.00		UT		0.00		0.00		100		0		0		3		100		400					
4		0296		SHED METAL		0 100		12 16		1.00		UT		0.00		0.00		100		1993		1993		3		100		400					
5		0040		BARN, POLE		0 100		0 0		1.00		UT		0.00		0.00		100		1993		1993		3		100		400					