LOTS 1 & 2 ICHETUCKNEE FOREST TR
REPLAT.

LITTLE KIM H
1269 SW OLD SPANISH RD
FORT WHITE, FL 32038

2026

02-6S-15-00502-051

BUILDING CHARACTERISTICS

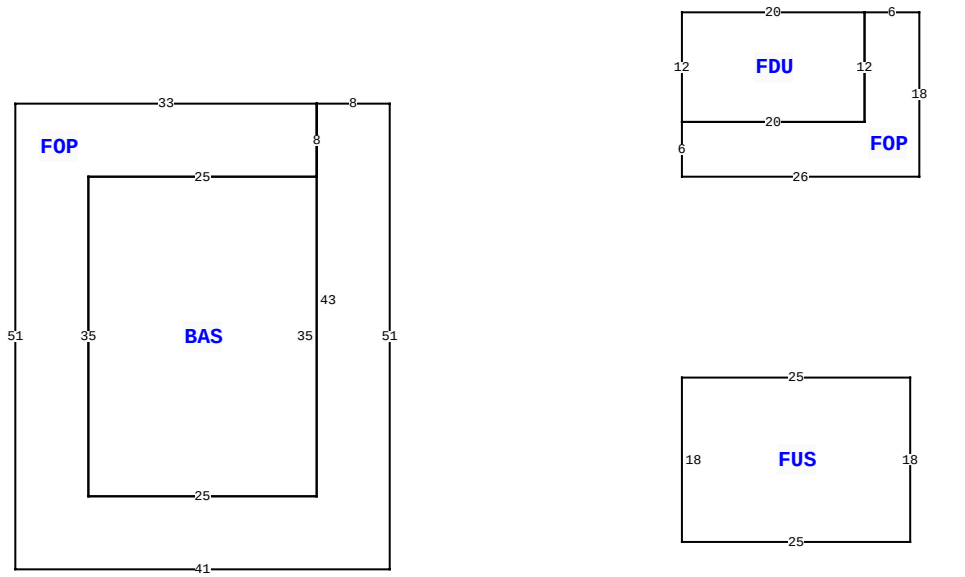
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2615.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	79,148
FDU	240	60		144	13,026
FOP	228	30		68	6,151
FOP	1,216	30		365	33,016
FUS	450	100		450	40,705
TOTALS	3,009			1,902	172,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,902	105.9240	118.63	225,634	2006	2006	0	0	0	23.75	76.25

1 SINGLE FAM 100% - 2025 Heated Area: 1325 HX Base Yr 2007



1269 SW OLD SPANISH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,046
TOTAL MARKET OB/XF VALUE		14,480
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		288,526
SOH/AGL Deduction		72,282
ASSESSED VALUE		216,244
TOTAL EXEMPTION VALUE	HX HB DX WX	60,722
BASE TAXABLE VALUE		155,522
TOTAL JUST VALUE		288,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050528	Electrical Servic	0	08/12/2024
18217	SFR	308	04/27/2001
17386	M H	30	08/30/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1532/2240	2/05/2025	LE	U	I	14	100
GRANTOR: LITTLE KIM H						
GRANTEE: LITTLE KIM H (ENH L						
1531/1204	1/15/2025	WD	U	V	11	100
GRANTOR: HENEGAN-LITTLE KIM J						
GRANTEE: LITTLE KIM H						

BUILDING NOTES

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0296	SHED METAL	0	100	10	24	240.00	UT	12.00	12.00	100	2006	2006	3	100	2,880	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

BUILDING DIMENSIONS

PTR=[ORIG=0,0] E40 S40 W40 N40 $
FOP=[ORIG=0,0] N8 W33 S51 E41 N51 W8 S43 W25 N35 E25 $
BAS=[ORIG=0,0] W25 S35 E25 N35 $
FUS=[ORIG=40,40] E25 N18 W25 S18 $
FDU=[ORIG=40,-6] E20 N12 W20 S12 $
FOP=[ORIG=40,0] E26 N18 W6 S12 W20 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,480

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.85	60,000.00	51,000.00	51,000							
2	0000	C	VAC RES	100		00	0.00	0.00	1.00	LT		1.00	1.00	0.85	60,000.00	51,000.00	51,000							

REVIEW DATE 08/03/2016 BY DF Total Acres: 15.90 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 11/18/2025 BY SYS