(AKA LOT 14 SOUTHLAND TRAILS UNR
OF W1/2 OF SEC, RUN S 3318.82 FT
FT FOR POB, RUN S 666.33 FT, W 6

BARRS CHASE BRANDON/TAYLOR ASHLEY
388 SW KINSEY SPRINGS TER
FORT WHITE, FL 32038

2026

02-6S-15-00504-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
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
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

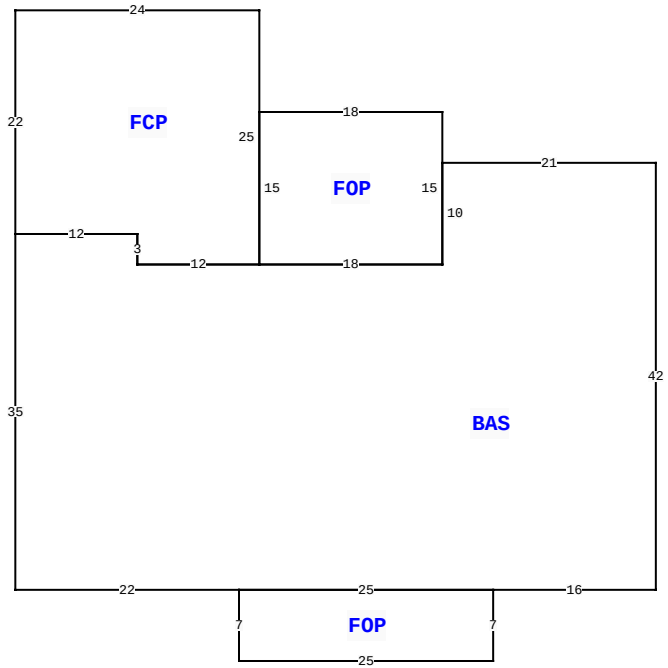
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2615.0300	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100		2,262	277,380
FCP	564	25		141	17,290
FOP	175	30		52	6,376
FOP	270	30		81	9,932
TOTALS	3,271			2,536	310,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	115.2480	129.08	327,347	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 2262 HX Base Yr 2021



388 SW KINSEY SPRINGS TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		310,980
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		96,900
TOTAL MARKET VALUE		407,880
SOH/AGL Deduction		128,410
ASSESSED VALUE		279,470
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,748
TOTAL JUST VALUE		407,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39245	SFR	0	02/05/2020
38075	PUMP/UTPOL	50	05/06/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/1927	1/31/2020	WD	U	V	30	100
GRANTOR: CHASE BRANDON BARRS						
GRANTEE: CHASE BRANDON BARRS						
1380/0825	3/12/2019	WD	Q	V	01	40,000
GRANTOR: RALPH & LINDA NICHOLS						
GRANTEE: CHASE BRANDON BARRS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=80,19] W21 S10 W18 W12 N3 W12 S35 E22 E25 E16 N42 $FCP=[ORIG=41,4] W24 S22 E12 S3 E12 N25 $FOP=[ORIG=41,14] E18 S15 W18 N15 $FOP=[ORIG=39,61] E25 S7 W25 N7 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	10.20	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,900							

REVIEW DATE 12/28/2020 BY HC Total Acres: 10.20 Total Land Value: 96,900 Market: 0 Agricultural: 0 Common: 96,900 PRINTED 11/19/2025 BY SYS