AKA LOT 18 LITTLE PINE FARMS UNR
NW1/4 OF SE1/4.

BOYLE SEAN MICHAEL
678 SW QUARRY CIR
FORT WHITE, FL 32038

2026

02-7S-16-04111-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2716.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100		1,305	30,871
FOP	68	30		20	473
FUS	586	100		586	13,862
TOTALS	1,959			1,911	45,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,911	105.6039	118.28	226,033	2003	2003	40	0	40	22.00	20.00

1 SINGLE FAM 100% - 2012 Heated Area: 1891 HX Base Yr 2012

678 SW QUARRY CIR, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		45,207
TOTAL MARKET OB/XF VALUE		4,649
TOTAL LAND VALUE - MARKET		70,775
TOTAL MARKET VALUE		67,888
SOH/AGL Deduction		26,675
ASSESSED VALUE		41,213
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,213
TOTAL JUST VALUE		120,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,631

BLDG:1:1: SINKHOLE ACTIVITY

SALE:1:1: 10 AC @ $1710 PER AC / ASSESSED $1600/AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19557	SFR	329	05/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/2447	12/29/2011	WD	Q	I	01	69,000
GRANTOR: STEPHANIE WARE						
GRANTEE: SEAN M BOYLE						
0882/2465	6/15/1999	WD	Q	V		27,000
GRANTOR: RENFROE						
GRANTEE: BATTLE & WARE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1305$ FUS= 586$ FOP= 68$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,083.00	UT	2.00	2.00	90	2003	2003	3	90	1,949	
3	0294	SHED WOOD/	0	100	10	20	200.00	UT	7.50	7.50	100	2003	2003	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,649

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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	14,250							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	445.00	445.00	3,782							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.50	AC		1.00	1.00	0.70	9,500.00	6,650.00	56,525							

REVIEW DATE 06/16/2015 BY TW Total Acres: 10.00 Total Land Value: 18,032 Market: 56,525 Agricultural: 3,782 Common: 14,250 PRINTED 11/07/2025 BY SYS