LOT 11 FORT WHITE PARK.

753-864,982-89, WD 983-1957, WD

LANCE MATTHEW T
7631 SW 137TH AVE
ARCHER, FL 32618

2026

03-7S-16-04060-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

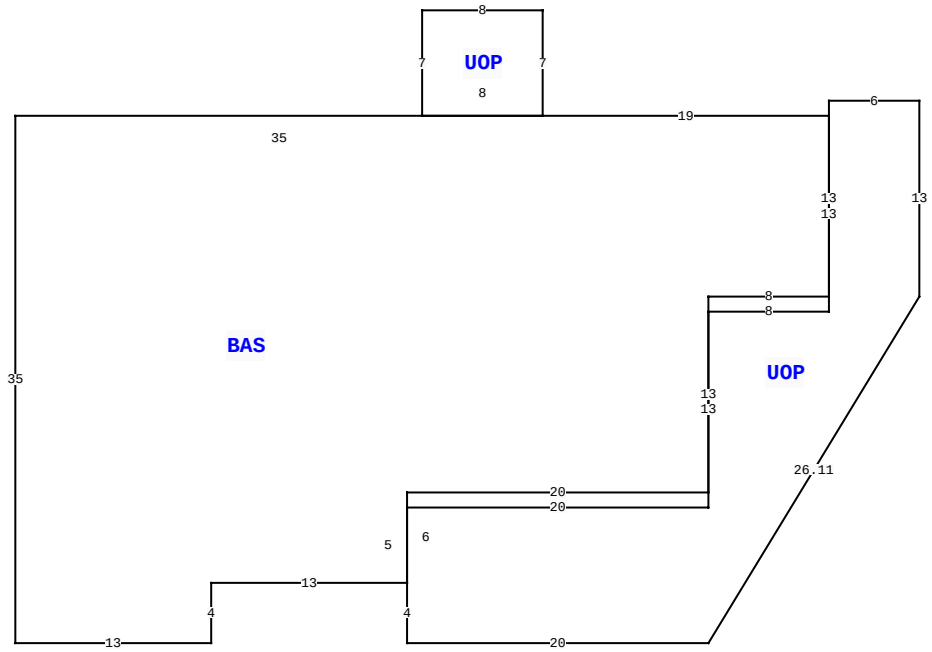
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,482	100		1,482	137,595
UOP	56	20		11	1,021
UOP	439	20		88	8,170
TOTALS	1,977			1,581	146,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,581	112.4040	125.89	199,032	2004	2004	0	0	0	26.25	73.75

1 SINGLE FAM 0% - 0 Heated Area: 1482 HX Base Yr



165 SW BLUE JAY CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/11/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	146,786
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	161,786
SOH/AGL Deduction	0
ASSESSED VALUE	161,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,786
TOTAL JUST VALUE	161,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20827	SFR	125	06/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1582	7/21/2016	WD	U	I	12	75,000
GRANTOR: PMT NPL FINANCING 201						
GRANTEE: MATTHEW T LANCE						
1302/1529	10/14/2015	QC	U	I	11	100
GRANTOR: PMT NPL FINANCING 201						
GRANTEE: PMT NPL FINANCING 2						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N7 W8 S7 E8$ W35 S35 E13 N4 E13 UOP= S4 E20 R14 U23 N13 W6 S13 W8 S13 W20 S6$ N5 E20 N13 E8 N13$.

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 09/21/2010 BY DF Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 10/09/2025 BY SYS