BEG NW COR OF SE1/4 OF SW1/4,
RUN E 1094.11 FT, S 411.03 FT,
W 1094.14 FT, N 412.38 FT TO

WALKER FAY A
297 SW CELESTIAL CT
FORT WHITE, FL 32038

**2026**

**05-6S-16-03777-008**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

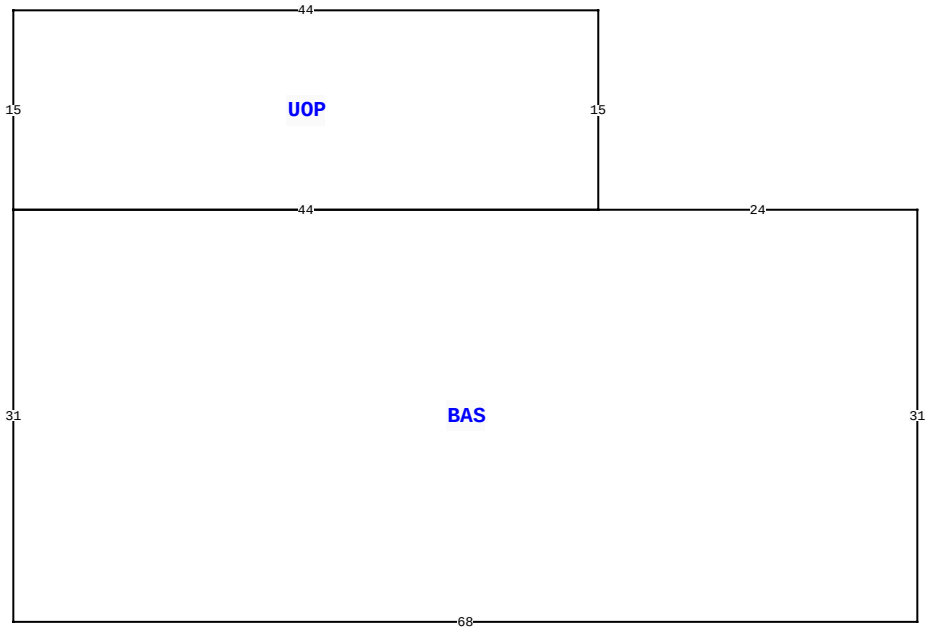
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| 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 02 |
| NEIGHBORHOOD/LOC | 5616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,108 | 100 | | 2,108 | 124,137 |
| UOP | 660 | 25 | | 165 | 9,717 |
| TOTALS | 2,768 | | | 2,273 | 133,854 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 2,273 | 113.9000 | 107.07 | 243,370 | 2002 | 2001 | 0 | 0 | 0 | 45.00 | 55.00 |

1 MANUF 1 100% - 2002 Heated Area: 2108 HX Base Yr 2002




297 SW CELESTIAL CT, 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 | | 133,854 |
| TOTAL MARKET OB/XF VALUE | | 16,600 |
| TOTAL LAND VALUE - MARKET | | 83,495 |
| TOTAL MARKET VALUE | | 161,144 |
| SOH/AGL Deduction | | 80,726 |
| ASSESSED VALUE | | 80,418 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 29,696 |
| TOTAL JUST VALUE | | 233,949 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 233,949 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18575 | M H | 150 | 08/03/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1198/1343 | 7/24/2010 | QC | U | V | 11 | 100 |
| GRANTOR: FRED F & FAY A WALKER | | | | | | |
| GRANTEE: FAY A WALKER | | | | | | |
| 0897/0899 | 2/15/2000 | QC | Q | V | 01 | 100 |
| GRANTOR: RIECKEN | | | | | | |
| GRANTEE: WALKER'S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 UOP= N15 W44 S15 E44$ W44 S31 E68 N31$.

## 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 | 2008 | 2008 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 30 | 600.00 | UT | 14.00 | 14.00 | 100 | 2008 | 2008 | 3 | 100 | 8,400 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,600

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.85 | 9,500.00 | 8,075.00 | 8,075 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.34 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,615 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 9.34 | AC | | 1.00 | 1.00 | 0.85 | 9,500.00 | 8,075.00 | 75,420 | | | | | | | |

REVIEW DATE 05/20/2015 BY TW Total Acres: 10.34 Total Land Value: 10,690 Market: 75,420 Agricultural: 2,615 Common: 8,075 PRINTED 10/03/2025 BY SYS