BEG SE COR OF SW1/4 OF NE1/4 RUN
W 210 FT, S 210 FT, E 210 FT TO

CALHOUN LENNIE F
P O BOX 1284
ALACHUA, FL 32616

2026

05-7S-17-09900-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

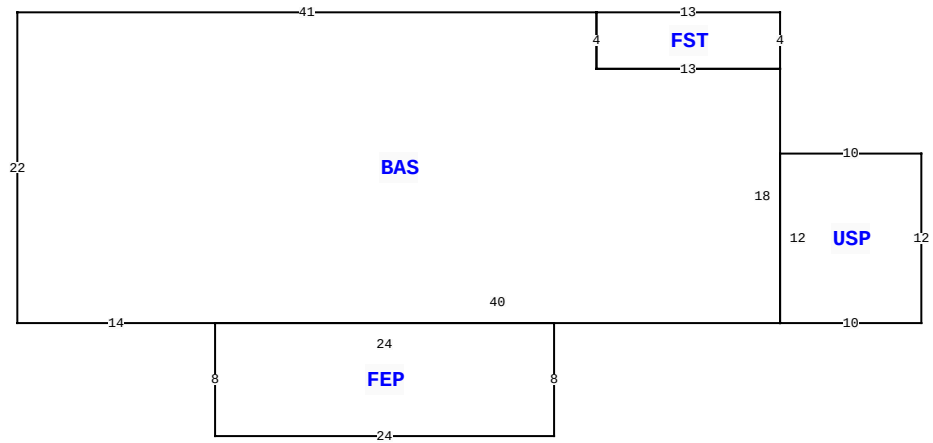
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	5717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100		1,136	79,969
FEP	192	80		154	10,841
FST	52	55		29	2,042
USP	120	35		42	2,957
TOTALS	1,500			1,361	95,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,361	96.7000	108.30	147,396	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1136 HX Base Yr



248 SW SCRUBTOWN RD, 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	95,807
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	110,257
SOH/AGL Deduction	0
ASSESSED VALUE	110,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,257
TOTAL JUST VALUE	110,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1378/1043	2/15/2019	LE	U	I	14	100
GRANTOR: LENNIE CALHOUN (LE)						
GRANTEE: FREDDIE L & HORACE						
1376/2462	1/22/2019	LE	U	I	14	100
GRANTOR: LENNIE CALHOUN (LE)						
GRANTEE: FREDDIE L & HORACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S22 E14 FEP= S8 E24 N8 W24$ E40 USP= E10 N12 W10 S12$ N18 FST= N4W13 S4 E13$ W13 N4$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0		A-1	210.00	210.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 11/14/2017 BY BC Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS