S1/2 OF NE1/4 OF SE1/4 & NE1/4
OF NE1/4 OF SE1/4 & NW1/4 OF
NE1/4 OF SE1/4 EX N 30 FT

KEBECK JOHN SCOTT/KEBECK DIANNA ELIZABETH
388 SW BRECKENRIDGE LN
FORT WHITE, FL 32038

2026

07-6S-16-03789-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01

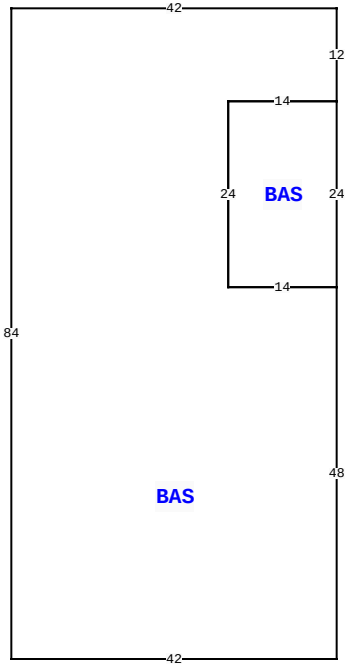
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 7616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	1,584
BAS	3,192	100		3,192	15,042
TOTALS	3,528			3,528	16,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8600	01	3,528	38.2500	10.71	37,785	2001	2001	0	0	25	31.00	44.00

2 BARNS 0% - 2018 Heated Area: 3528 HX Base Yr 2018



388 SW BRECKENRIDGE LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		351,202
TOTAL MARKET OB/XF VALUE		16,000
TOTAL LAND VALUE - MARKET		151,960
TOTAL MARKET VALUE		385,279
SOH/AGL Deduction		101,773
ASSESSED VALUE		283,506
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,784
TOTAL JUST VALUE		519,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36225	SFR	1,042	01/22/2018
18656	PUMP/UTPOL	30	08/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0122	12/15/2017	WD	U	I	37	120,000

GRANTOR: DONALD E GRAVES & DON
GRANTEE: JOHN SCOTT & DIANNA

0909/2445	8/31/2000	WD	Q	I		150,000

GRANTOR: JONES
GRANTEE: GRAVES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S84 E42 N48 BAS= N24 W14 S24 E14$ W14 N24 E14 N12$.

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	0040	BARN,POLE	0	0	42	60	2,520.00	UT	4.00	4.00	100	2001	2001	3	100	10,080	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
3	0166	CONC,PAVMT	0	100	18	20	360.00	UT	2.00	2.00	100	2018	2018	3	100	720	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 16,000

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	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	4900	C	STRG/BARN	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	35.99	AC		1.00	1.00	1.00	280.00	280.00	10,077							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	35.99	AC		1.00	1.00	1.00	4,000.00	4,000.00	143,960							

REVIEW DATE 01/31/2019 BY HC Total Acres: 37.99 Total Land Value: 18,077 Market: 143,960 Agricultural: 10,077 Common: 8,000 PRINTED 11/20/2025 BY SYS

S1/2 OF NE1/4 OF SE1/4 & NE1/4
OF NE1/4 OF SE1/4 & NW1/4 OF
NE1/4 OF SE1/4 EX N 30 FT

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FORT WHITE, FL 32038

2026

07-6S-16-03789-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

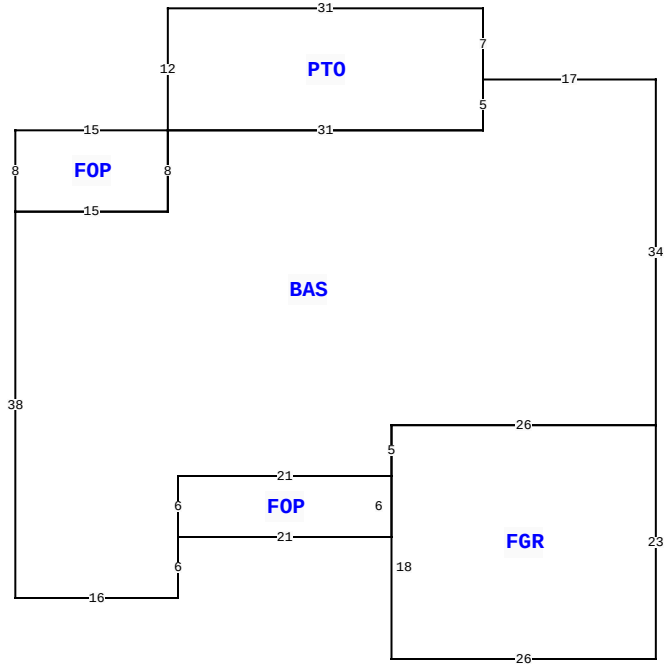
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,169	100		2,169	280,084
FGR	598	55		329	42,484
FOP	120	30		36	4,649
FOP	126	30		38	4,907
PTO	372	5		19	2,453
TOTALS	3,385			2,591	334,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,591	123.9700	138.85	359,760	2018	2018	0	0	0	7.00	93.00

3 SINGLE FAM 100% - 2018 Heated Area: 2169 HX Base Yr 2018



388 SW BRECKENRIDGE LN, FORT WHITE

BLD DATE		LGL DATE	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		523,515

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SALES DATA

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GRANTOR: DONALD E GRAVES & DON						
GRANTEE: JOHN SCOTT & DIANNA						
0909/2445	8/31/2000	WD	Q	I		150,000
GRANTOR: JONES						
GRANTEE: GRAVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N7 W31 S12 E31 N5$ S5 W31 FOP= W15 S8 E15 N8$ S8 W15 S38 E16 N6 FOP= E21 N6 W21 S6$ N6 E21 FGR= S18 E26 N23 W26 S5$ N5 E26 N34$.

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

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