COMM NW COR OF NE1/4 OF NE1/4
OF SE1/4, S 29.96 FT, S 408.08
FT FOR POB, E 179.95 FT, S

GRAVES DONALD E/GRAVES DONNA M
426 SW BRECKENRIDGE LN
FORT WHITE, FL 32038

2026

07-6S-16-03789-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

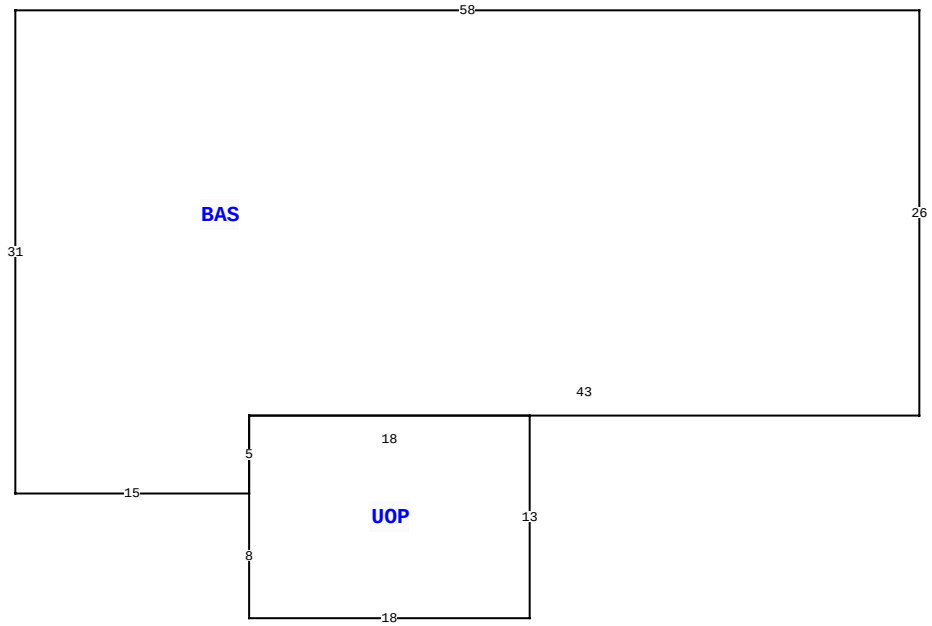
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 7616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100		1,583	139,536
UOP	234	20		47	4,143
TOTALS	1,817			1,630	143,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	121.0770	135.61	221,044	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1583 HX Base Yr 2002



426 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		143,679
TOTAL MARKET OB/XF VALUE		7,850
TOTAL LAND VALUE - MARKET		4,040
TOTAL MARKET VALUE		155,569
SOH/AGL Deduction		46,894
ASSESSED VALUE		108,675
TOTAL EXEMPTION VALUE	HX HB BX	55,722
BASE TAXABLE VALUE		52,953
TOTAL JUST VALUE		155,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,779

LAND:1:1: JOINS 3789-003 TOTAL 40 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053110	Remodel	6,000	05/14/2025
17766	REMODEL	215	12/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/2176	12/15/2017	WD	U	I	11	100

GRANTOR: JOHN SCOTT & DIANNA E
GRANTEE: DONALD E & DONNA M

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S31 E15 UOP= S8 E18 N13 W18 S5$ N5 E43 N26$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	100	2,000	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,950	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 7,850

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	1.01	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,040							

REVIEW DATE 11/02/2018 BY RP Total Acres: 1.01 Total Land Value: 4,040 Market: 0 Agricultural: 0 Common: 4,040 PRINTED 11/19/2025 BY SYS