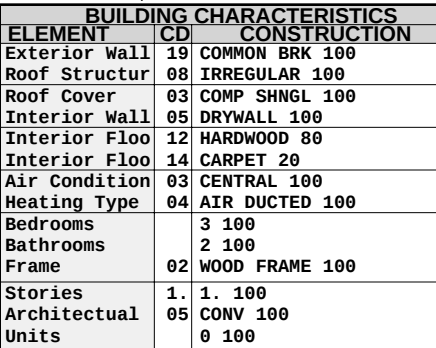


JOURDAIN VICTOR L III/JOURDAIN SADIE
251 SW JASMINE ST
FORT WHITE, FL 32038

07-6S-17-09621-410



Quality		07 07			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM			MKT AREA		02
NEIGHBORHOOD/LOC		7617.0200 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2, 685	100		2, 685	309, 456
FCP	864	25		216	24, 895
FOP	1, 103	30		331	38, 149
UST	576	45		259	29, 851
TOTALS	5, 228			3, 491	402, 351

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0180	FPLC 1STRY	0	100	0	0	
2	0040	BARN, POLE	0	100	24	48	
3	0280	POOL R/CON	0	100	15	34	
4	0282	POOL ENCL	0	100	33	64	

[illegible]

REVIEW DATE	12/28/2021	BY	HC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,491	123.9854	138.86	484,760	2008	2008	0	0	0 17.00	83.00

1 SINGLE FAM 100% - 2018

Heated Area: 2685

HX Base Yr 2018

BLD DATE
YE DATE

LGL DATE
LAND DATE

04/07/2025

[illegible][illegible]

Total Acres: 10.50	Total Land Value: 99,750	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		402,351	
TOTAL MARKET OB/XF VALUE		62,417	
TOTAL LAND VALUE - MARKET		99,750	
TOTAL MARKET VALUE		564,518	
SOH/AGL Deduction		167,358	
ASSESSED VALUE		397,160	
TOTAL EXEMPTION VALUE		HX HB 13	397,160
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		564,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,663	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042019	Screen Enclosure	20,000	05/27/2021
000041624	Swimming Pool and	60,000	03/29/2021
26675	SFR	1,032	01/29/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1351/0880	9/21/2017	WD	U	I	11	100	
GRANTOR: MELISSA KUZNIK & MICH							
GRANTEE: VICTOR L III & SADI							
1097/1486	9/15/2006	QC	Q	V	01	100	
GRANTOR: MELISSA KUZNIK							
GRANTEE: MELISSA KUZNIK & MI							

BUILDING NOTES	

BUILDING DIMENSIONS																	
BAS= W18 S8 FOP= W56 S48 E51 N8 W13 N3 W6 S3 W24 N32 E34 U3																	
R3 E6 R3 D3 E2 N8\$ S8 W2 U3 L3 W6 L3 D3 W34 S32 E24 N3																	
E6 S3 E13 S12 E23 N60\$ PTR= N30 FCP= N24 W36 UST= W24 S24 E24																	
N24\$ S24 E36 \$ S30\$.																	

[illegible]

Common: 99,750 PRINTED 11/18/2025 BY SYS