COMM SW COR, RUN E 1257.24 FT,
N 667.95 FT, E 17.07 FT, N
671.49 FT, E 1300.06 FT FOR

ISOM GREGORY L/ISOM CHRISTIE E
371 SW PRIMROSE TER
FORT WHITE, FL 32038

2026

07-6S-17-09621-413

BUILDING CHARACTERISTICS

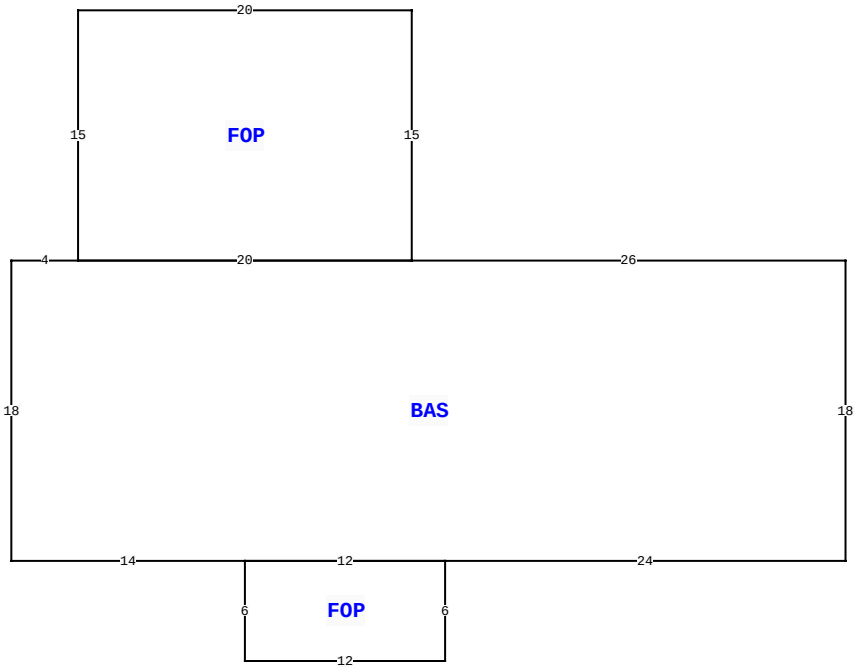
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	900	100		900	121,299
FOP	72	30		22	2,965
FOP	300	30		90	12,130
TOTALS	1,272			1,012	136,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,012	126.6720	141.87	143,572	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 900 HX Base Yr 2021



371 SW PRIMROSE TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,393
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		95,285
TOTAL MARKET VALUE		231,678
SOH/AGL Deduction		101,916
ASSESSED VALUE		129,762
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,040
TOTAL JUST VALUE		231,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38523	SFR	0	08/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/1504	6/29/2018	WD	Q	V	01	43,000
GRANTOR: CHARLES J & ANDREA C						
GRANTEE: GREGORY J & CHRISTI						
1288/1020	1/26/2015	WD	Q	V	01	39,500
GRANTOR: COLUMBIA PLANTATION C						
GRANTEE: CHARLES J SMITH & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=81,20] W26 W20 W4 S18 E14 E12 E24 N18 $
FOP=[ORIG=35,5] E20 S15 W20 N15 $
FOP=[ORIG=45,38] E12 S6 W12 N6 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

REVIEW DATE 12/28/2020 BY HC Total Acres: 10.03 Total Land Value: 95,285 Market: 0 Agricultural: 0 Common: 95,285 PRINTED 11/18/2025 BY SYS