LOT 10 DOE RUN S/D UNREC:
COMM NW COR OF NW1/4, RUN S 540
1072.79 FT, E 1264.23 FT FOR POB

AYLOR JOANN M & GEORGE A LIVING TRUST DATED OCTOBE
P O BOX 877
FORT WHITE, FL 32038-0877

2026

09-6S-16-03804-110

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 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	06	06

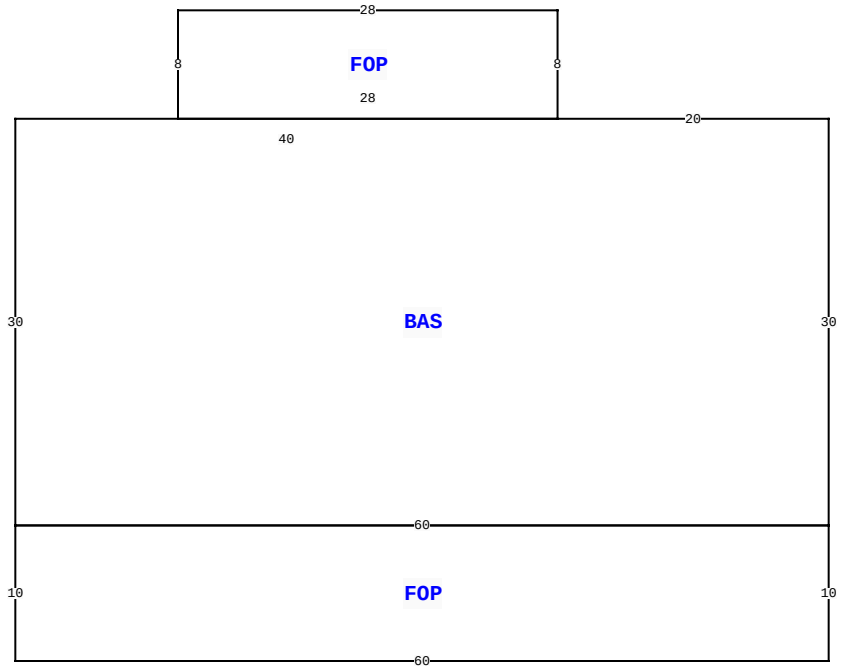
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 9616.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	228,614
FOP	224	30		67	8,510
FOP	600	30		180	22,862
TOTALS	2,624			2,047	259,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	126.0000	141.12	288,873	2015	2015	0	0	0	10.00	90.00

3 SINGLE FAM 100% - 2019 Heated Area: 1800 HX Base Yr 2019



447 SW LAUMAN GLN, 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		259,986
TOTAL MARKET OB/XF VALUE		11,300
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		283,401
SOH/AGL Deduction		173,078
ASSESSED VALUE		110,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,601
TOTAL JUST VALUE		366,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32328	SFR	761	09/24/2014
17377	PUMP/UTPOL	30	08/28/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1797	10/04/2024	QC	U	I	11	100
GRANTOR: AYLOR GEORGE A						
GRANTEE: AYLOR JOANN M & GEO						
1139/0710	12/21/2007	WD	Q	I		120,000
GRANTOR: TIMOTHY STIRN						
GRANTEE: GEORGE A & JOANN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N8 W28 S8 E28$ W40 S30 FOP= S10 E60 N10 W60$
E60 N30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	9,500.00	9,500.00	9,595							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 12/03/2015 BY HC Total Acres: 10.01 Total Land Value: 12,115 Market: 85,500 Agricultural: 2,520 Common: 9,595 PRINTED 11/19/2025 BY SYS