COMM NE COR OF SW1/4, RUN W 2431
CONT W 162.73 FT, S 1363.62 FT,
1363.31 FT TO POB (PART OF PRCL

JOHNSON BENJAMIN/JOHNSON RACHAEL
535 SW SCOUT GLN
FORT WHITE, FL 32038

2026

11-6S-16-03816-168

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
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

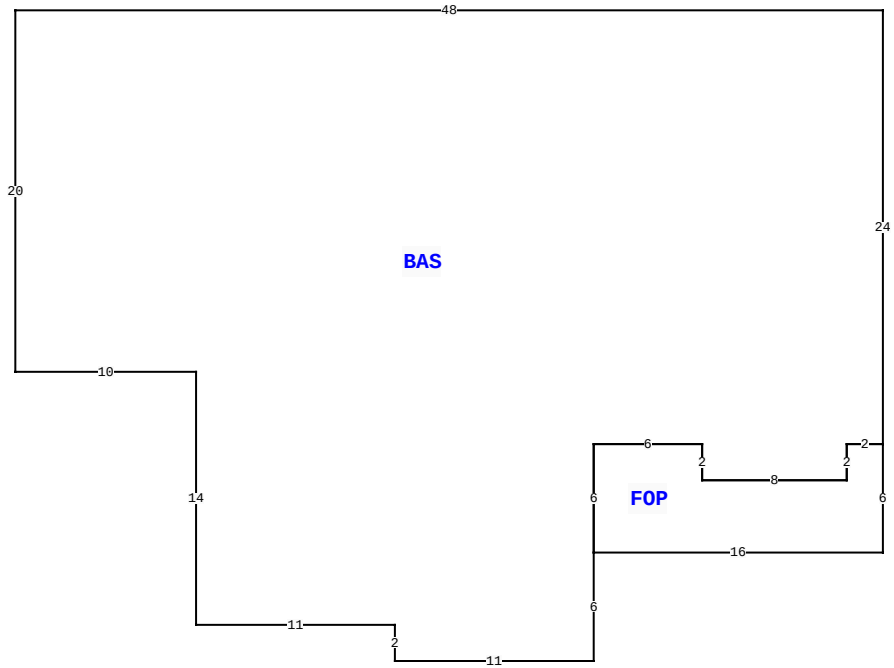
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 11616.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100		1,370	168,870
FOP	80	30		24	2,959
TOTALS	1,450			1,394	171,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,394	117.3900	131.48	183,283	2016	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2024 Heated Area: 1370 HX Base Yr 2024



535 SW SCOUT GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,828
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,900
TOTAL MARKET VALUE		222,728
SOH/AGL Deduction		0
ASSESSED VALUE		222,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		172,006
TOTAL JUST VALUE		222,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34041	SFR	454	05/09/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/1442	8/21/2023	WD	Q	I	01	272,000
GRANTOR: B SIMPLE INVESTMENTS						
GRANTEE: JOHNSON BENJAMIN						
1491/175	5/23/2023	CT	U	I	18	157,000
GRANTOR: GLASPIE RUTH E						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S20 E10 S14 E11 S2 E11 N6 FOP= E16 N6 W2 S2 W8 N2 W6 S6$ N6 E6 S2 E8 N2 E2 N24$.

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	5.09	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,900							

REVIEW DATE 10/18/2023 BY TP Total Acres: 5.09 Total Land Value: 50,900 Market: 0 Agricultural: 0 Common: 50,900 PRINTED 11/07/2025 BY SYS