

STRICKLAND CHARLES W
962 SW SCOUT GLN
FORT WHITE, FL 32038

12-6S-16-03816-149

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD															
Exterior Wall	31	0201	02	1,248	113.9000	107.07	133,623	2006	2006	0	0	0	45.00	55.00															
Roof Structure	03	1 MANUF 1 100% - 2003													Heated Area: 1056 HX Base Yr 2003														
Roof Cover	03																												
Interior Wall	05																												
Interior Floor	14																												
Interior Floor	08																												
Air Condition	03																												
Heating Type	04																												
Bedrooms																													
Bathrooms																													
Stories	1.																												
Architectual Units	01																												
Condition Adj	03																												
Kitchen Adjus	01																												
Quality														05	05														
DOR CODE														5000	IMPROVED AG														
MAP NUM															MKT AREA	02													
NEIGHBORHOOD/LOC														12616.00	1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,056	100		1,056	62,186																								
FOP	84	35		29	1,708																								
FSP	408	40		163	9,599																								
TOTALS														1,548		1,248	73,493												
EXTRA FEATURES														882 SW SCOUT GLN, FORT WHITE															
L N	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	8	12	1.00	UT	0.00	0.00	100	2002	2002	3	100	300													
2	0040	BARN,POLE	0	100	30	100	3,000.00	UT	2.50	2.50	50	2002	2002	3	50	3,750													
3	0255	MBL HOME S	0	100	10	50	500.00	UT	1.00	1.00	100	2002	2002	3	100	500													
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50													
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50													
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100													
8	0070	CARPORT UF	0	100	18	20	360.00	UT	1.50	1.50	100	2010	2010	3	100	540													
9	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000													
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100													
LAND DESCRIPTION										TOTAL OB/XF										19,390									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000												
2	5500	A	TIMBER 2	0			0.00	0.00	16.01	AC		1.00	1.00	1.00	445.00	445.00	7,124												
3	6200	A	PASTURE 3	0			0.00	0.00	6.93	AC		1.00	1.00	1.00	280.00	280.00	1,940												
4	9910	M	MKT.VAL.AG	0			0.00	0.00	22.94	AC		1.00	1.00	1.00	5,000.00	5,000.00	114,700												
5	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000												
REVIEW DATE 07/29/2021 BY JB Total Acres: 24.94 Total Land Value: 19,064 Market: 114,700 Agricultural: 9,064 Common: 10,000 PRINTED 11/07/2025 BY SYS																													

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ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY																				
																									VALUATION BY										STANDARD									
																									Tax Group: 3										Tax Dist:									
																									BUILDING MARKET VALUE										73,493									
																									TOTAL MARKET OB/XF VALUE										27,590									
																									TOTAL LAND VALUE - MARKET										124,760									
																									TOTAL MARKET VALUE										120,147									
																									SOH/AGL Deduction										42,828									
																									ASSESSED VALUE										77,319									
																									TOTAL EXEMPTION VALUE										HX HB 50,722									
																									BASE TAXABLE VALUE										26,597									
																									TOTAL JUST VALUE										225,783									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										225,783									