COMM SW COR OF SE1/4, RUN E 1310
2046.87 FT FOR POB, CONT N 671.4
FT, S 671.46 FT, W 650.5 FT TO P

LAND JASON CHRISTOPHER/LAND JESSICA HEIMS
653 SW CHOCTAW AVE
FORT WHITE, FL 32038

2026

12-6S-16-03816-409

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 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
Units		0 100
Quality	05	05

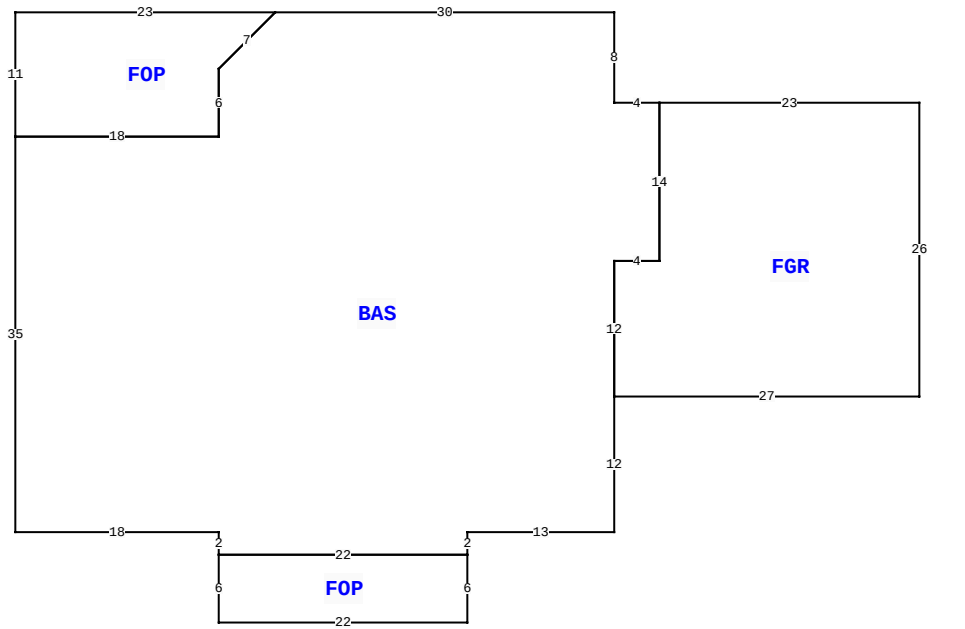
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 12616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,328	100		2,328	270,586
FGR	646	55		355	41,262
FOP	132	30		40	4,649
FOP	211	30		63	7,323
TOTALS	3,317			2,786	323,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,786	110.4000	123.65	344,489	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 2328 HX Base Yr 2021



653 SW CHOCTAW AVE, 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		323,820
TOTAL MARKET OB/XF VALUE		9,431
TOTAL LAND VALUE - MARKET		95,190
TOTAL MARKET VALUE		428,441
SOH/AGL Deduction		150,786
ASSESSED VALUE		277,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,933
TOTAL JUST VALUE		428,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		431,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38195	SFR	1,203	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0911	5/10/2019	WD	Q	V	03	50,000
GRANTOR: RONDA HALL						
GRANTEE: JASON C & JESSICA H						
1358/0700	4/19/2018	WD	Q	V	01	34,500
GRANTOR: ANTHONY DICLEMENTE						
GRANTEE: RONDA HALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FOP= W23 S11 E18 N6 R5 U5 $ D5 L5 S6 W18 S35 E18 S2 FOP= S6 E22 N6 W22$ E22 N2 E13 N12 FGR= E27 N26 W23 S14 W4 S12$ N12 E4 N14 W4 N8$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,738.00	UT	2.25	2.25	100	2019	2019	3	100	3,911	
3	0030	BARN,MT	0	100	12	24	288.00	UT	15.00	15.00	100	2019	2019	3	100	4,320	

LAND DESCRIPTION

TOTAL OB/XF 9,431

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	10.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,190							

REVIEW DATE 12/30/2019 BY HC Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190 PRINTED 11/07/2025 BY SYS