LOT 10 BLOCK B TIMUQUA S/D.
622-419, 701-758, 704-480, 744-1

ROYSTER RICH/DUNBAR NOELLE
456 SW BRADENTON WAY
FT WHITE, FL 32038

2026

12-7S-16-04184-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

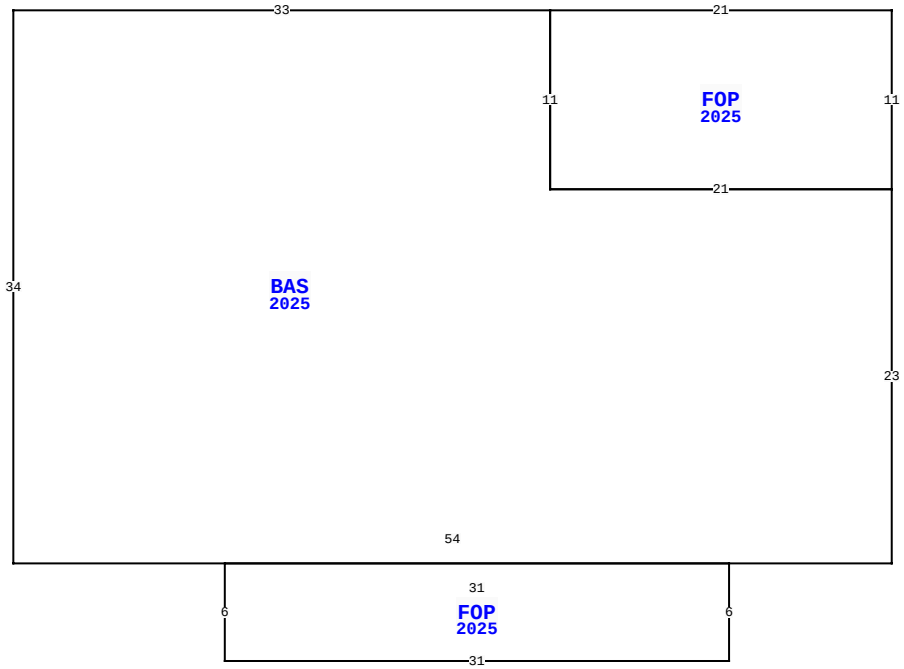
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100	2025	1,605	198,826
FOP	186	30	2025	56	6,937
FOP	231	30	2025	69	8,548
TOTALS	2,022			1,730	214,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	111.7200	125.13	216,475	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1605 HX Base Yr 2025



456 SW BRADENTON WAY, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,310
TOTAL MARKET OB/XF VALUE		11,160
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		275,570
SOH/AGL Deduction		0
ASSESSED VALUE		275,570
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,848
TOTAL JUST VALUE		275,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050128	Storage Building	500	06/17/2024
000050119	Right-of-Way Acce		06/14/2024
000048297	New Residential C	263,000	09/29/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/855	5/24/2023	WD	U	V	37	65,000
GRANTOR: LIQUID PROPERTY GROUP						
GRANTEE: ROYSTER RICH						
1491/850	5/24/2023	WD	U	V	37	53,000
GRANTOR: JONES MATTHEW A						
GRANTEE: LIQUID PROPERTY GRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=71,10] W33 S34 E54 N23 W21 N11 $
FOP=[YR=2025;ORIG=71,10] E21 S11 W21 N11 $
FOP=[YR=2025;ORIG=51,44] E31 S6 W31 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
1	0030	BARN,MT	0	100	24	31	744.00	UT	15.00	15.00	100	2025	2024		100	11,160	

LAND DESCRIPTION

TOTAL OB/XF 11,160

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			0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 11/04/2024 BY JB Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/20/2025 BY SYS