COMM NE COR OF SE1/4 OF SE1/4,
RUN S 873.62 FT, W 302.12 FT
FOR POB, RUN S 450.11 FT TO N

MILLER CHRISTOPHER D/MILLER AUDREY
3191 SW CR 778
FT WHITE, FL 32038

2026

12-7S-16-04188-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

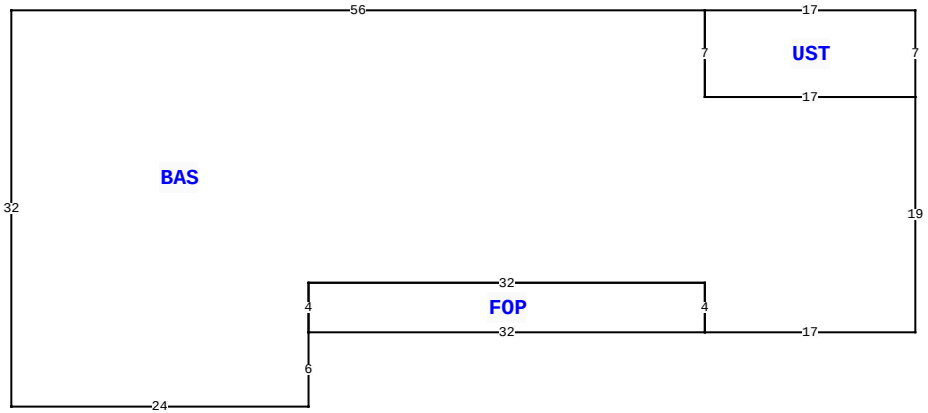
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	12716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100		1,795	139,182
FOP	128	30		38	2,946
UST	119	45		54	4,187
TOTALS	2,042			1,887	146,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,887	106.5060	119.29	225,100	1968	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1795 HX Base Yr 2003



3191 SW COUNTY ROAD 778 , 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		146,315
TOTAL MARKET OB/XF VALUE		11,712
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		208,027
SOH/AGL Deduction		90,453
ASSESSED VALUE		117,574
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,852
TOTAL JUST VALUE		208,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050486	Electrical Servic	0	08/01/2024
30429	MAINT/ALTR	45	08/28/2012
26899	MAINT/ALTR	40	04/02/2008
25999	MAINT/ALTR	575	07/09/2007
17277	M H	125	08/02/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0967/0196	10/30/2002	WD	Q	I		93,500

GRANTOR: JACKIE & PHILLIP J AL

GRANTEE: CHRISTOPHER D & AUD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S32 E24 N6 FOP= E32N4 W32 S4$ N4 E32 S4 E17 N19 W17 N7$ UST= S7 E17 N7 W17$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1970	1970	3	30	10,752	
2	0040	BARN,POLE	0	100	16	20	320.00	UT	3.00	3.00	100	1993	1993	3	100	960	

LAND DESCRIPTION

TOTAL OB/XF 11,712

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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 09/13/2024 BY tommy Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS