

LOT 11 GOLDEN FARMETTES S/D.
476-716, 622-478, 640-036 THRU0

BENCAL ROBERT/BENCAL MONICA
554 SW COLGATE LOOP
FORT WHITE, FL 32038

2026

12-7S-16-04190-011



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
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	12716.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	5,480
BAS	884	100		884	67,285
FOP	54	30		16	1,218
FST	240	55		132	10,047
TOTALS	1,250			1,104	84,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	104.5500	117.10	129,278	1987	1987		0	0	35.00	65.00

1 SINGLE FAM 100% - 2026Heated Area: 956HX Base Yr 2026

554 SW COLGATE LOOP, FORT WHITE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025MLU

EXTRA FEATURES														554 SW COLGATE LOOP, FORT WHITE				XF DATE		LAND DATE		04/07/2023		MLU	
														INC DATE				AG DATE							
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	6	12	1.00	UT	0.00	0.00	100	0	0	3	100	100									
2	0020	BARN, FR	0	100	24	32	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,400									
3	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000									
4	0252	LEAN -TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50									
5	0252	LEAN -TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100									
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50									

LAND DESCRIPTION										TOTAL OB/XF						5,700	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
1	0100	C	SFR	100		A-1	0.00	0.00	2.23	AC		1.00	1.00	1.00	14,000.00	14,000.00	
REVIEW DATE		09/10/2025		BY	TP	Total Acres: 2.23			Total Land Value: 31,220			Market: 0			Agricultural: 0		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		84,031	
TOTAL MARKET OB/XF VALUE		5,700	
TOTAL LAND VALUE - MARKET		31,220	
TOTAL MARKET VALUE		120,951	
SOH/AGL Deduction		0	
ASSESSED VALUE		120,951	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		70,229	
TOTAL JUST VALUE		120,951	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,951	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16640	PUMP/UTPOL	30	02/23/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1542/2340	6/17/2025	WD	Q	I	01	250,000	
GRANTOR: RAMSEY LARRY EDWARD							
GRANTEE: BENCAL ROBERT							
0655/0691	5/26/1988	PR	Q	I		33,500	
GRANTOR: WATERS NORMAN ESTATE							
GRANTEE: RAMSEY LARRY E &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W34 S26 E16 FOP= S3 E18N3 W18\$ E18 FST= E12 N20 W12 S20\$ N20 BAS= E12 N6 W12 S6\$ N6\$.													