(AKA LOT 7 OLD WIRE RIDGE UNR DE
NW1/4 OF NE1/4 OF SW1/4.

BREEDEN JONATHAN M
866 SW APPLEWOOD GLN
FORT WHITE, FL 32038

2026

13-6S-16-03817-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

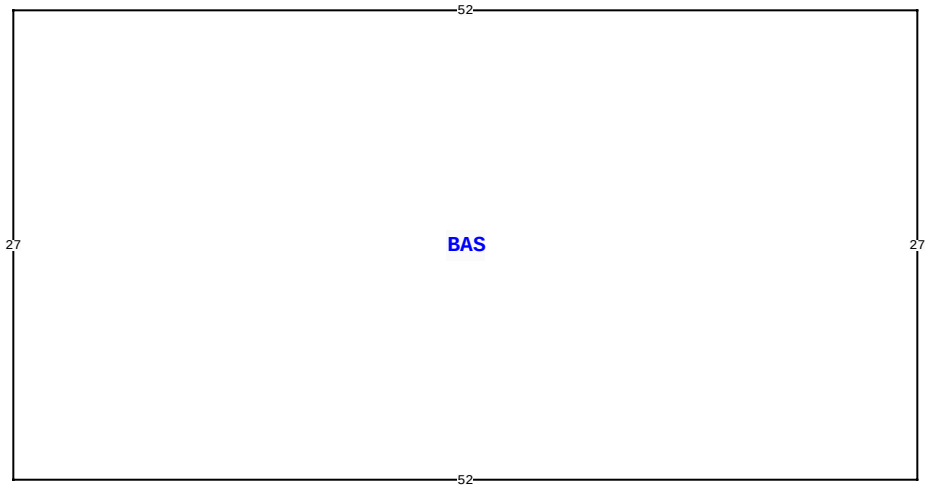
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	122,928
TOTALS	1,404			1,404	122,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	117.9000	110.83	155,605	1998	2015	0	0	0	21.00	79.00

1 MANUF 1 100% - 2025 Heated Area: 1404 HX Base Yr 2025



866 SW APPLEWOOD GLN, 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		122,928
TOTAL MARKET OB/XF VALUE		12,620
TOTAL LAND VALUE - MARKET		95,266
TOTAL MARKET VALUE		147,834
SOH/AGL Deduction		0
ASSESSED VALUE		147,834
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,112
TOTAL JUST VALUE		230,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053597	Electrical Servic		07/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2401	3/15/2024	WD	Q	I	01	261,000
GRANTOR: SCHMITT JON C						
GRANTEE: BREEDEN JONATHAN M						
1341/1972	7/26/2017	WD	Q	I	01	80,100
GRANTOR: VICKIE L DUNCAN						
GRANTEE: JON C & SONIA D SCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2010	2010	3	100	720	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 12,620

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,766							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 07/31/2025 BY tommy Total Acres: 10.03 Total Land Value: 12,286 Market: 85,500 Agricultural: 2,520 Common: 9,766 PRINTED 11/17/2025 BY SYS