COMM 30 FT N OF SW COR OF SE1/4
260 FT, N 210 FT FOR POB, CONT E
FT, W 420 FT, S 420 FT TO POB. E

SAPP FRANCES L
P O BOX 1196
HIGH SPRINGS, FL 32655

2025

13-7S-16-04202-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

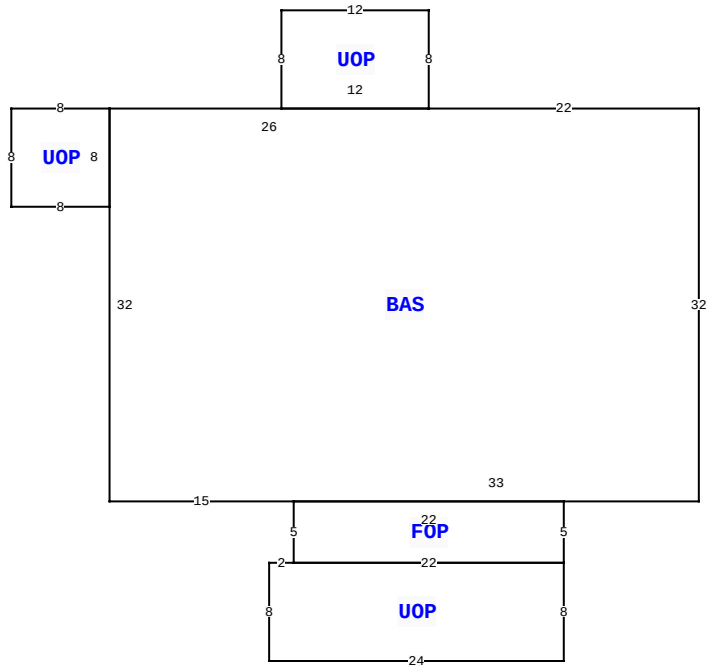
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	13716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	127,865
FOP	110	30		33	2,747
UOP	64	20		13	1,082
UOP	96	20		19	1,581
UOP	192	20		38	3,164
TOTALS	1,998			1,639	136,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	114.3450	128.07	209,907	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1536 HX Base Yr



167 SW COMMUNITY CT, 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		136,440
TOTAL MARKET OB/XF VALUE		7,300
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		185,740
SOH/AGL Deduction		113,873
ASSESSED VALUE		71,867
TOTAL EXEMPTION VALUE	HX HB WX SX	71,867
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		185,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,206

LAND:3:1: 2 HOMESITES 1 AE YES 1 AE NO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30981	MAINT/ALTR	25	04/26/2013
13646	M H	125	02/17/1998
10291	M H	125	10/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/1518	11/21/2006	QC	Q	I	01	100
GRANTOR: FRANCES L SAPP						
GRANTEE: ALLEN E SAPP						
296/520	10/13/1972	WD	Q	I	01	429
GRANTOR: DUBOSE EDWIN						
GRANTEE: SAPP EARNEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N8 W12 S8 E12$ W26 UOP= W8 S8 E8 N8$ S32 E15
FOP= S5 UOP= W2 S8 E24 N8 W22$ E22 N5 W22$ E33 N32$.

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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	7.50	7.50	100	1993	1993	3	100	480	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	0	8	10	80.00	UT	2.00	2.00	100	1998	1998	3	100	160	
5	0060	CARPORT F	0	100	18	20	360.00	UT	3.50	3.50	100	2010	2010	3	100	1,260	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	1,600	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 7,300

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	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000							

REVIEW DATE 07/06/2015 BY TW Total Acres: 3.00 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 08/05/2025 BY SYS