

NE1/4 OF SW1/4 EX 540 FT SW IN
SW COR. ALSO COMM AT THE SE
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JOWERS M J RUBEN/JOWERS LYNDA
308 SW SPIRIT AVE
FORT WHITE, FL 32038

2026

13-7S-16-04203-006



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND												
Exterior Wall	17	MSNRY STUC 90								0100	01	1,957	110.7400	124.03	242,727	1965	1972	0	0	0	35.00	65.00												
Exterior Wall	06	BD/BATTEN 10								1 SINGLE FAM 100% - 0										Heated Area: 1644														
Roof Structure	03	GABLE/HIP 100																		HX Base Yr														
Roof Cover	03	COMP SHNGL 100																																
Interior Wall	05	DRYWALL 100																																
Interior Floor	14	CARPET 90																																
Interior Floor	06	VINYL ASB 10																																
Air Condition	03	CENTRAL 100																																
Heating Type	04	AIR DUCTED 100																																
Bedrooms	3	100																																
Bathrooms	3	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	5000 IMPROVED AG																																	
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	1,644	100		1,644	132,538																													
FEP	384	80		307	24,750																													
FOP	20	30		6	484																													
TOTALS										2,048			1,957	157,773																				
EXTRA FEATURES										308 SW SPIRIT AVE, FORT WHITE																								
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	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	500																		
2	0294	SHED WOOD/	0	100	10	32	1.00	UT	0.00	0.00	100	0	0	3	100	450																		
3	0040	BARN, POLE	0	100	32	40	1,280.00	UT	2.50	2.50	100	1993	1993	3	100	3,200																		
4	0294	SHED WOOD/	0	100	24	28	672.00	UT	7.50	7.50	100	1993	1993	3	100	5,040																		
5	0252	LEAN-TO W/	0	100	8	22	176.00	UT	1.50	1.50	100	2010	2010	3	100	264																		
6	0040	BARN, POLE	0	100	11	50	550.00	UT	2.50	2.50	100	2010	2010	3	100	1,375																		
7	0252	LEAN-TO W/	0	100	12	28	336.00	UT	1.50	1.50	100	2010	2010	3	100	504																		
8	0060	CARPORT F	0	100	25	24	600.00	UT	3.50	3.50	100	2010	2010	3	100	2,100																		
9	0040	BARN, POLE	0	100	16	36	576.00	UT	2.50	2.50	100	2010	2010	3	100	1,440																		
10	0040	BARN, POLE	0	100	16	40	640.00	UT	2.50	2.50	100	2010	2010	3	100	1,600																		
LAND DESCRIPTION										TOTAL OB/XF										16,473														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000																	
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	36.97	AC		1.00	1.00	1.00	280.00	280.00	10,352																	
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	36.97	AC		1.00	1.00	1.00	4,000.00	4,000.00	147,880																	
REVIEW DATE 07/06/2015 BY TW Total Acres: 37.97 Total Land Value: 14,352 Market: 147,880 Agricultural: 10,352 Common: 4,000 PRINTED 11/19/2025 BY SYS																																		