THE W 3 AC OF NW1/4 OF NW1/4.
ORB 547-717, (JOINS 14-7S-16-042

KLUESS CALVIN R/KLUESS SANDRA
459 SW BIGFOOT CT
FORT WHITE, FL 32038

2025

13-7S-16-04209-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

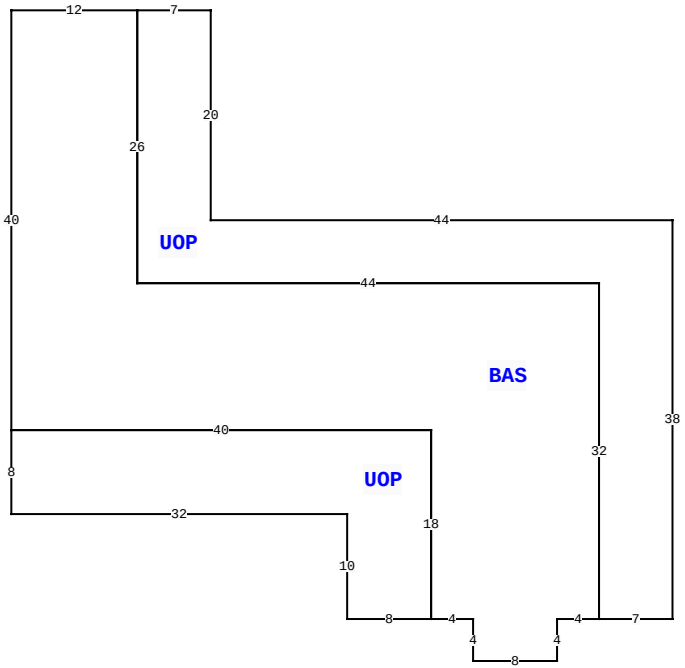
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,416	100		1,416	43,434
UOP	400	20		80	2,454
UOP	670	20		134	4,110
TOTALS	2,486			1,630	49,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	42.1362	47.19	76,920	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1416 HX Base Yr



459 SW BIGFOOT 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		49,998
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		92,048
SOH/AGL Deduction		58,013
ASSESSED VALUE		34,035
TOTAL EXEMPTION VALUE	HA HAB HC	24,000
BASE TAXABLE VALUE		10,035
TOTAL JUST VALUE		92,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		79,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S40 UOP= S8 E32 S10E8 N18 W40$ E40 S18 E4 S4 E8 N4
E4 UOP= E7 N38 W44 N20 W7 S26 E44 S32$ N32 W44 N26$.

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	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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 07/17/2025 BY SYS